



FOR ILLUSTRATION PURPOSES ONLY

# Marli 26

Hamilton Natural  
Facade



# \$729,691

Lot 1309 Hogan Street  
Melton South (Maplewood Estate)

<b>Lot Size:</b>	400m <sup>2</sup>	<b>House Size:</b>	25.75sq
<b>Lot Price:</b>	\$375,000	<b>House Price:</b>	\$354,691

### PACKAGE INCLUSIONS :

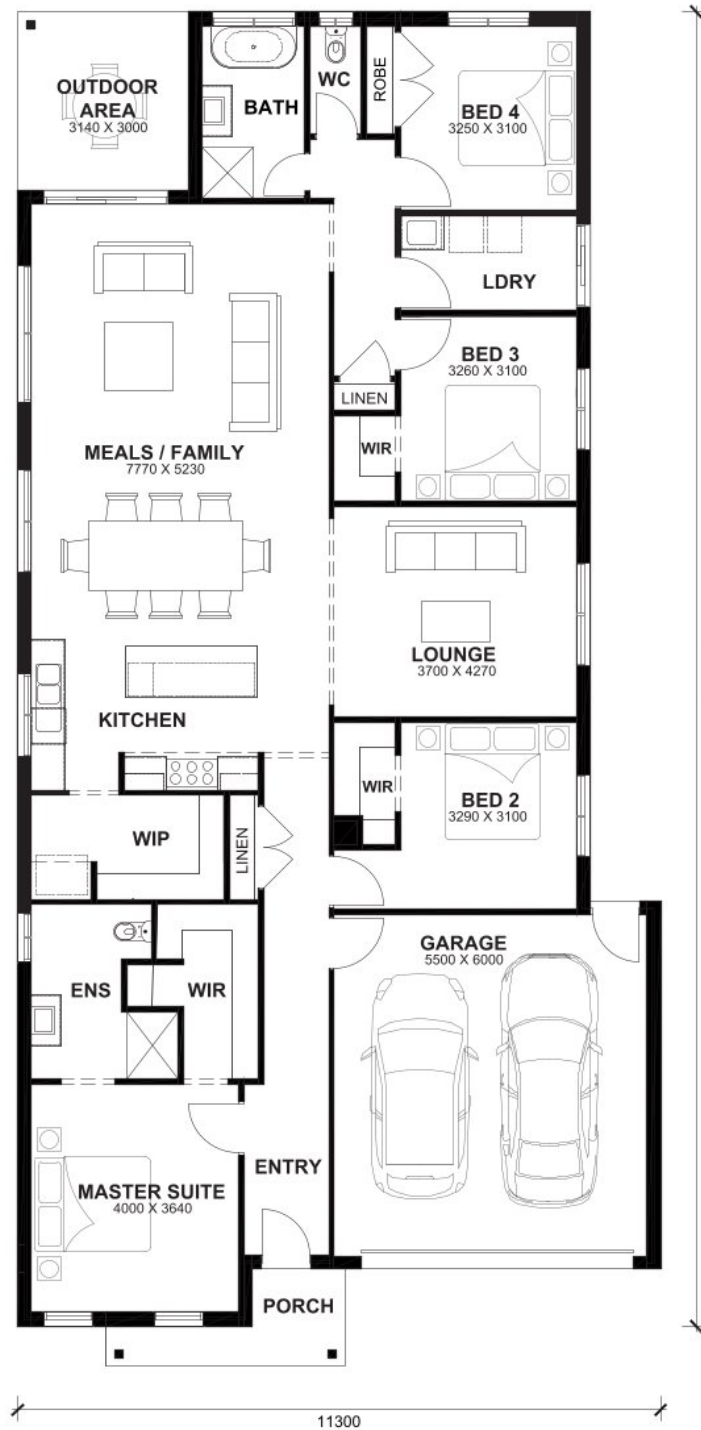
- Led Downlights throughout the House
- Double Glazed Windows.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings
- 30 YEARS STRUCTURAL GUARANTEE
- Aston PROMO - \$20K Applied to Total Price (Ends 30/06/2026)
- Ducted Reverse Cycle (DRC) up to 18kw three phase full electric heating & refrigerated cooling
- TURNKEY - Driveway, landscaping, Letter Box, Clothesline, Blinds and Fencing Rebate



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LOT WIDTH LOT DEPTH  
12.5m<sup>+</sup> 32m<sup>+</sup>



## TOTAL AREAS

FAMILY / MEALS	7770mm x 5230mm	BED 4	3250mm x 3100mm	TOTAL	239.24m <sup>2</sup>	25.75sq
MASTER SUITE	4000mm x 3640mm	LOUNGE	3700mm x 4270mm			
BED 2	3290mm x 3100mm	OUTDOOR AREA	3140mm x 3000mm	EXTERIOR LENGTH		23,100
BED 3	3260mm x 3100mm	GARAGE	5500mm x 6000mm	EXTERIOR WIDTH		11,300

House size on brochure is based on the Avalon facade. Size may vary dependant on facade. Please refer to working drawings for complete dimensions.