



FOR ILLUSTRATION PURPOSES ONLY

Iris 17

Monsanto 8.5 Facade



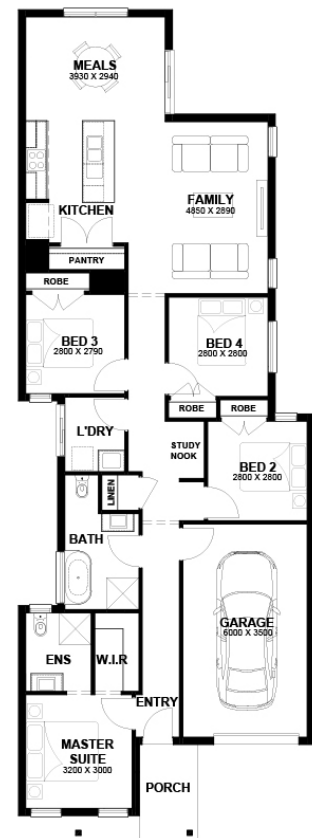
\$586,000

Lot 118 Fowey Drive
Melton South (Balmoral Estate)

Lot Size: 270.75m ²	House Size: 16.92sq
Lot Price: \$299,000	House Price: \$287,000

PACKAGE INCLUSIONS :

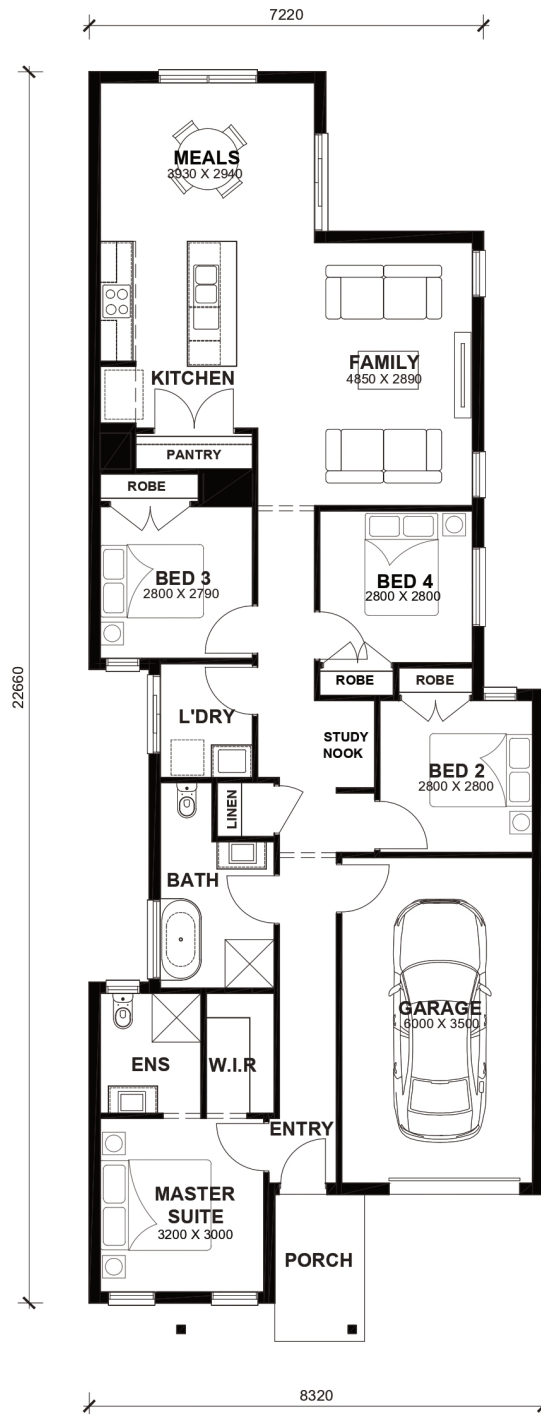
- Tiles/Laminate flooring in living areas
- Led Downlights throughout the House
- Double Glazed Windows.
- Developer Guidelines & Covenants Included.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
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- Ducted Heating & Cooling System: split system air-conditioner
- All standard design homes include a 7-star energy rating, featuring solar panels, a heat pump, R5 insulation batts in the ceiling, R2.5 insulation in external walls, and double-glazed windows throughout the house."
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry
- TURNKEY - Driveway, landscaping, Letter Box, Clothesline, Blinds and Fencing Rebate



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LOT WIDTH 8.5m⁺ LOT DEPTH 28m⁺



TOTAL AREAS

FAMILY	4850mm x 2890mm	BED 3	2800mm x 2790mm	TOTAL	15717m ²	16.92sq
MEALS	3930mm x 2940mm	BED 4	2800mm x 2800mm			
MASTER SUITE	3200mm x 3000mm	GARAGE	6000mm x 3500mm	EXTERIOR LENGTH		22,660
BED 2	2800mm x 2800mm			EXTERIOR WIDTH		8,320

House size on brochure is based on the Avalon 8.5m facade. Size may vary dependant on facade. Please refer to working drawings for complete dimensions.