



Eden 15.5
Stanley Facade



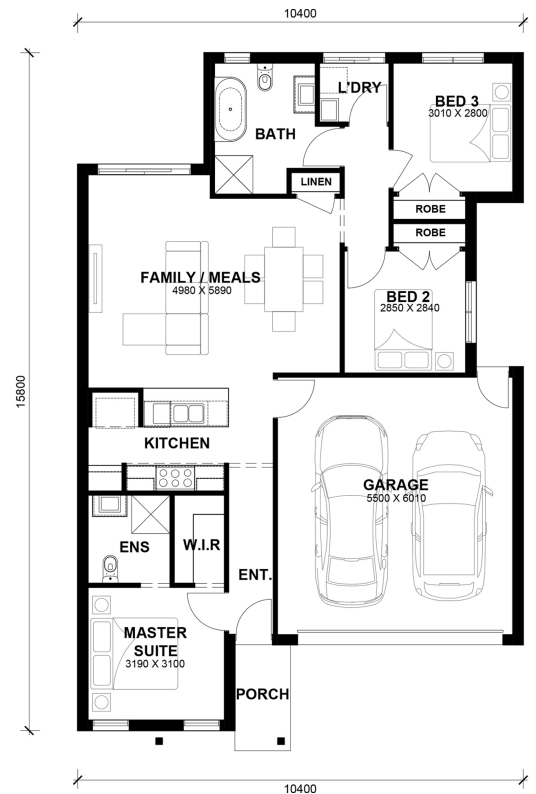
\$630,000

Lot 150 Fowey Drive
Melton South (Balmoral Estate)

Lot Size:	262.50m ²	House Size:	15.50sq
Lot Price:	\$345,000	House Price:	\$285,000

PACKAGE INCLUSIONS :

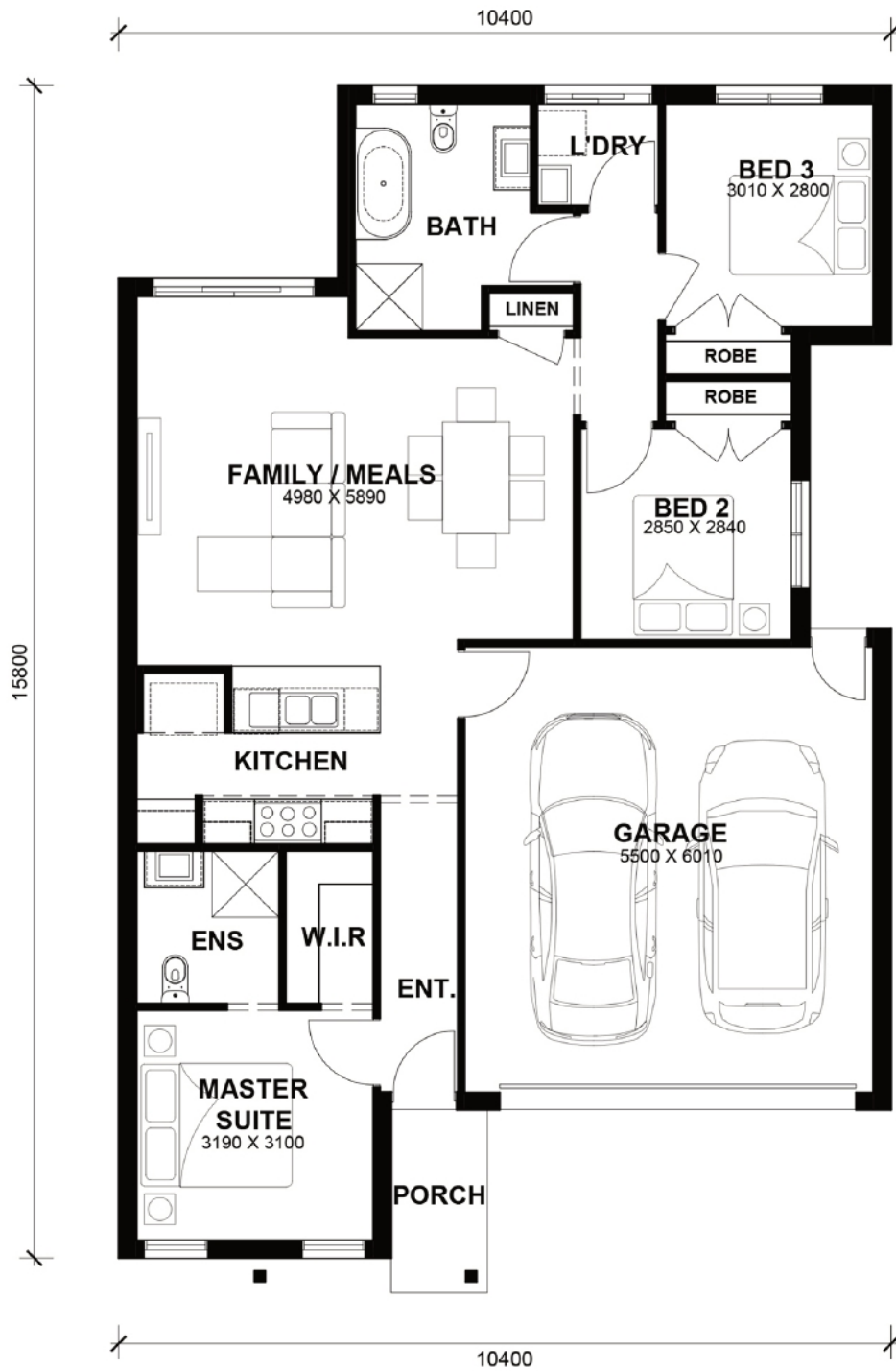
- Tiles/Laminate flooring in living areas
- Led Downlights throughout the House
- Double Glazed Windows.
- Developer Guidelines & Covenants Included.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
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- 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 10.5m⁺ LOT DEPTH 21m⁺



TOTAL AREAS

FAMILY / MEALS	4980mm x 5980mm	GARAGE	5500mm x 6010mm	TOTAL	143.12m ²	15.4lsq
MASTER SUITE	3190mm x 3100mm					
BED 2	2850mm x 2840mm			EXTERIOR LENGTH		15,800
BED 3	3010mm x 2800mm			EXTERIOR WIDTH		10,400

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