



FOR ILLUSTRATION PURPOSES ONLY

Eden 15.5
Monsanto Facade



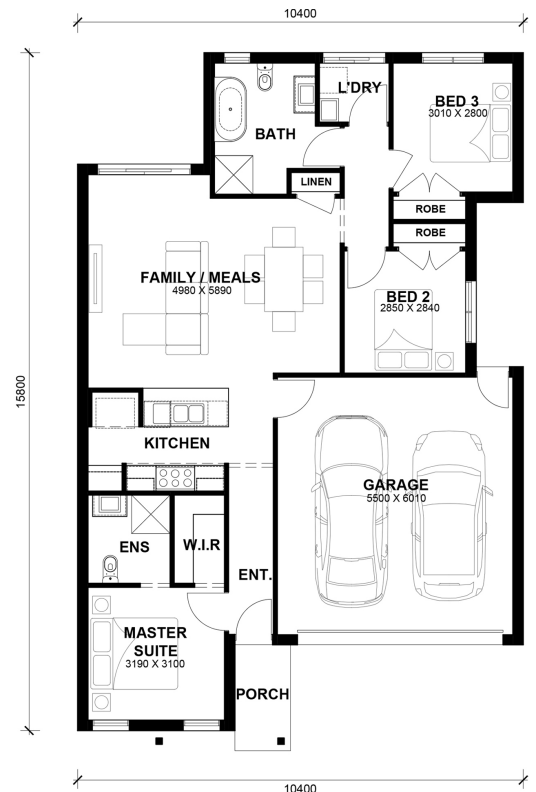
\$618,200

Lot 4543 Stature Circuit
Werribee (Riverwalk Estate)

Lot Size: 262.50m ²	House Size: 15.50sq
Lot Price: \$351,000	House Price: \$267,200

PACKAGE INCLUSIONS :

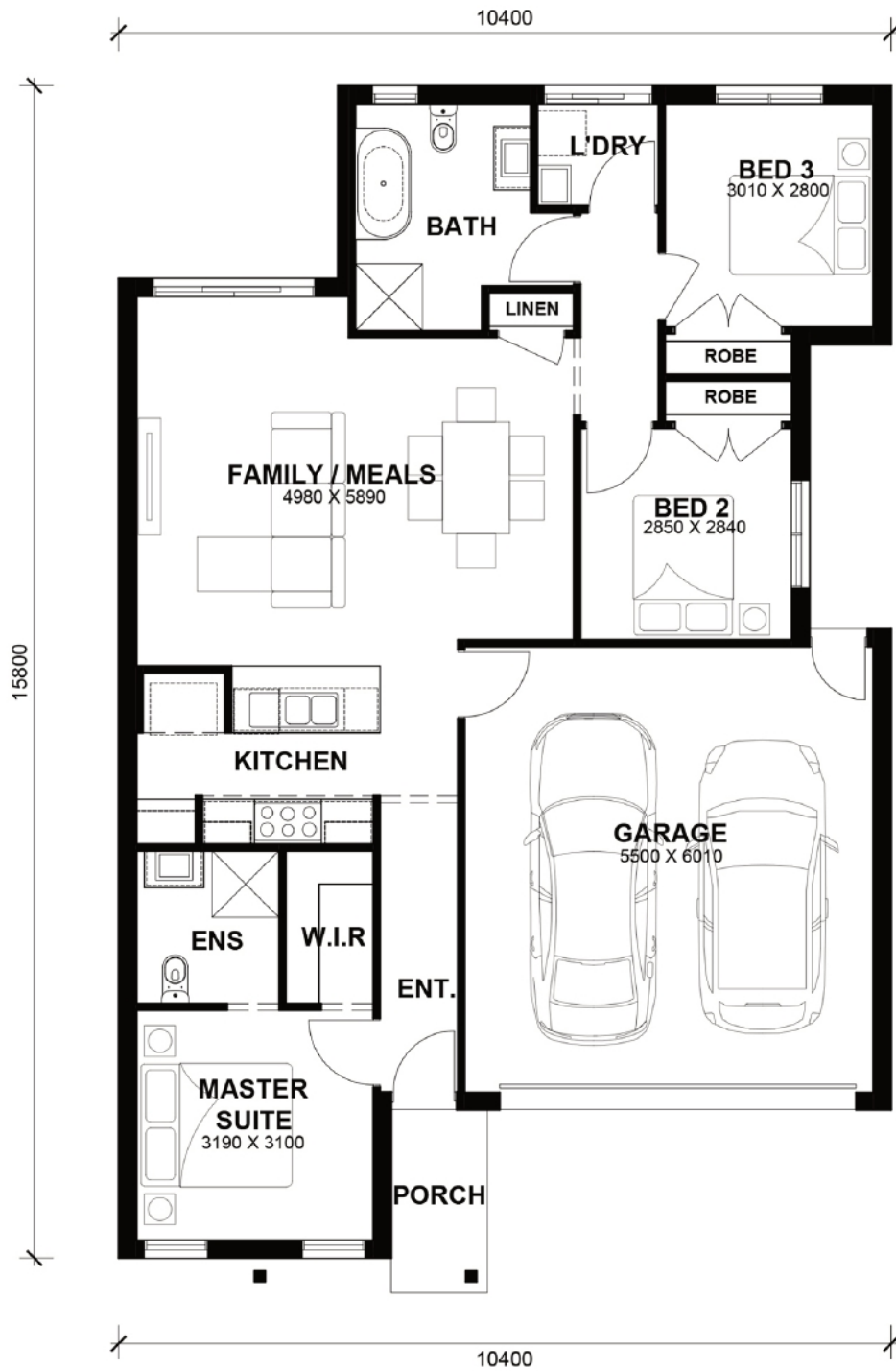
- Double Glazed Windows.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Reverse Cycle Split System 5.0kW Cool / 6.0kW Heat to living area
- Dishwasher
- Colored Driveway including path to house
- All standard design 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."
- TITLED LAND, READY TO BUILD ON!
- 900mm Freestanding Induction Cooker
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings



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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.