



FOR ILLUSTRATION PURPOSES ONLY

Ventura 13

Avalon Facade



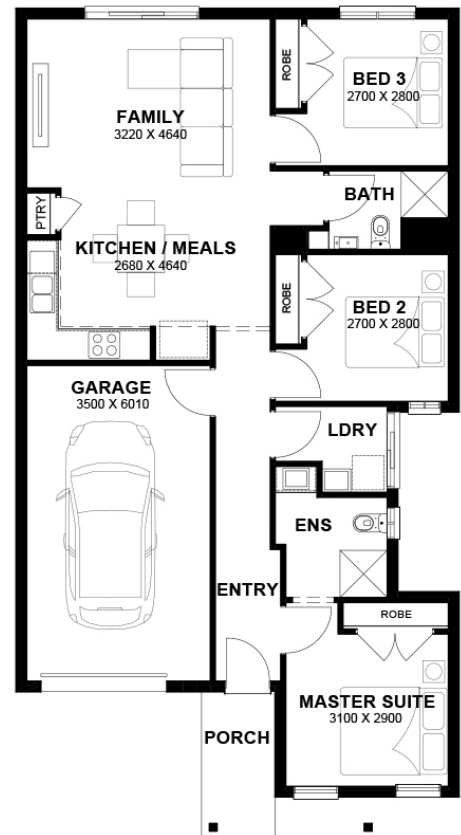
\$612,419

Lot 4544 Stature Circuit
Werribee (Riverwalk Estate)

Lot Size: 262.50m ²	House Size: 12.71sq
Lot Price: \$351,000	House Price: \$261,419

PACKAGE INCLUSIONS :

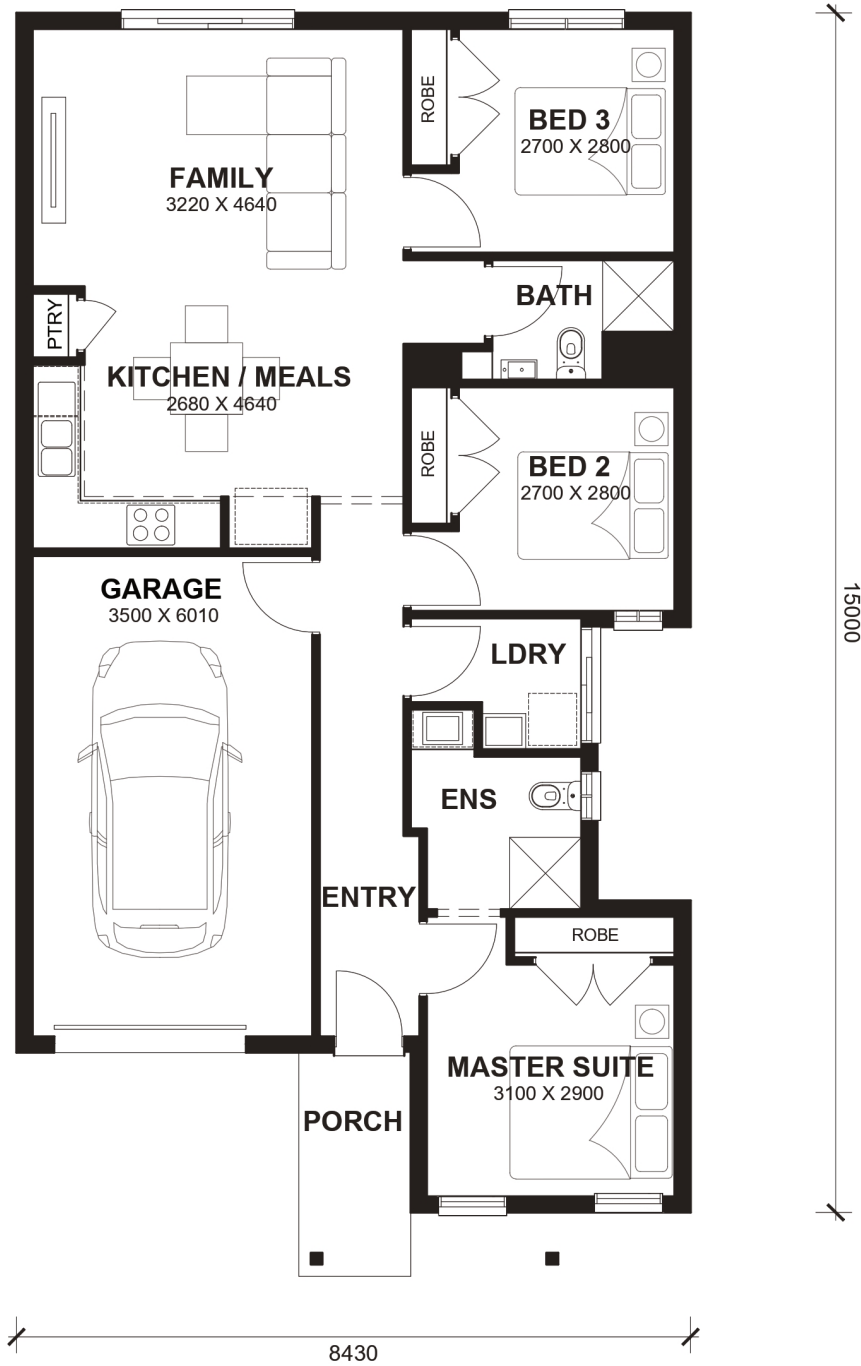
- Led Downlights throughout the House
- Double Glazed Windows.
- Feature Cabinetry To Kitchen and Bathrooms.
- Site Costs Included (Subject to T&C's).
- Dishwasher
- Reverse Cycle Split System to Family / Meals Area
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- TITLED LAND, READY TO BUILD ON!
- 900mm Freestanding Induction Cooker
- Coloured Concrete Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Block Out Roller Blinds,
- 2590mm High Ceilings
- 20mm Stone Bench to Ensuite, Bathroom and Kitchen
- 30 YEARS STRUCTURAL GUARANTEE
- MEGA SALE PROMOTION \$25k Applied to Total Price



Ventura 13



LOT WIDTH 8.5m+
LOT DEPTH 21m+



TOTAL AREAS

FAMILY	3220mm x 4640mm	BED 3	2700mm x 2800mm	TOTAL	118.12m ²	12.71sq
KITCHEN / MEALS	2680mm x 4640mm	GARAGE	3500mm x 6010mm			
MASTER SUITE	3100mm x 2900mm			EXTERIOR LENGTH		15,000
BED 2	2700mm x 2800mm			EXTERIOR WIDTH		8,430

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.