



FOR ILLUSTRATION PURPOSES ONLY

Emerald 18.5

Monsanto Facade



\$650,200

Lot 4558 House & Land Package Werribee (Riverwalk Estate)

Lot Size:	294m ²	House Size:	18.35sq
Lot Price:	\$366,000	House Price:	\$284,200

PACKAGE INCLUSIONS :

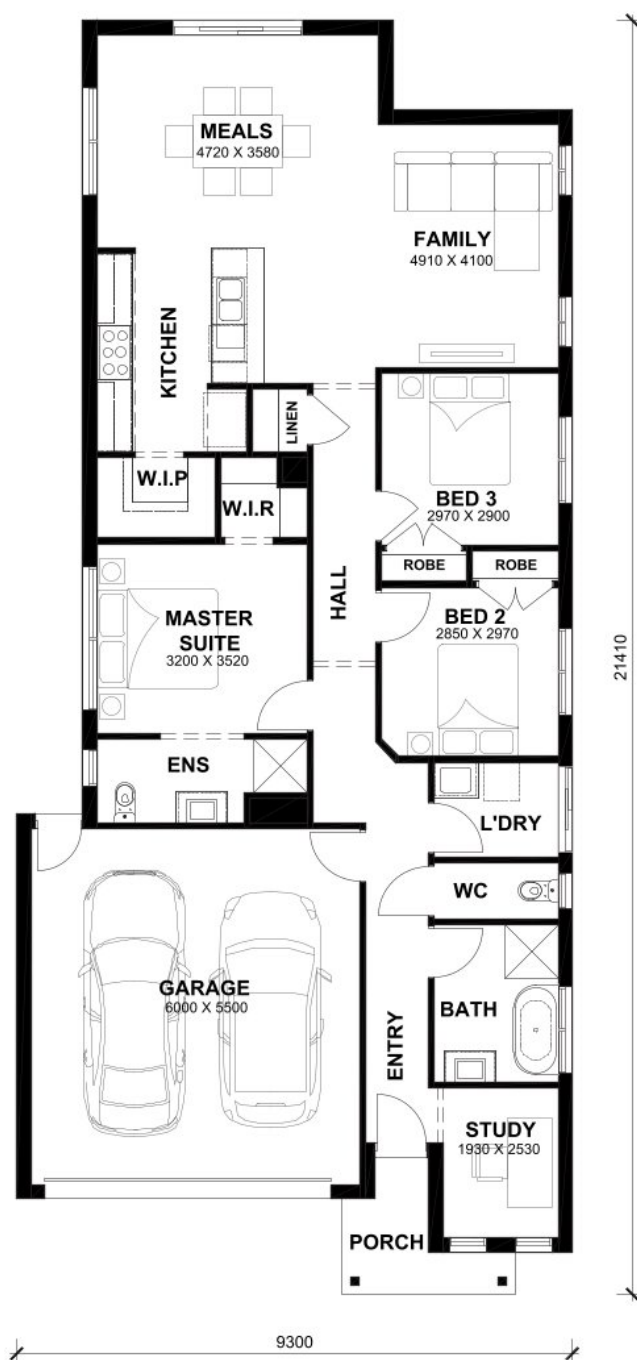
- 2590mm High Ceilings Throughout.
- Flyscreens To All Openable Windows.
- LED Tri-Colour Downlights Throughout.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Blinds throughout house excluding bathrooms
- AMAZING 4.8 STARS ON PRODUCT REVIEW
- Reverse Cycle Split System to Family / Meals Area
- 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."



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LOT WIDTH LOT DEPTH
10.5m⁺ 28m⁺



TOTAL AREAS

FAMILY	4910mm x 4100mm	BED 3	2970mm x 2900mm	TOTAL	170.52m ²	18.35sq
MEALS	4720mm x 3580mm	GARAGE	6000mm x 5500mm			
MASTER SUITE	3200mm x 3520mm			EXTERIOR LENGTH		21,410
BED 2	32850mm x 2970mm			EXTERIOR WIDTH		9,300

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