



FOR ILLUSTRATION PURPOSES ONLY

Emerald 18.5

Monsanto Facade



\$630,776

Lot 320 Jesmond Road
Cobblebank (Balmoral Estate)

Lot Size:	294m ²	House Size:	18.35sq
Lot Price:	\$345,000	House Price:	\$285,776

PACKAGE INCLUSIONS :

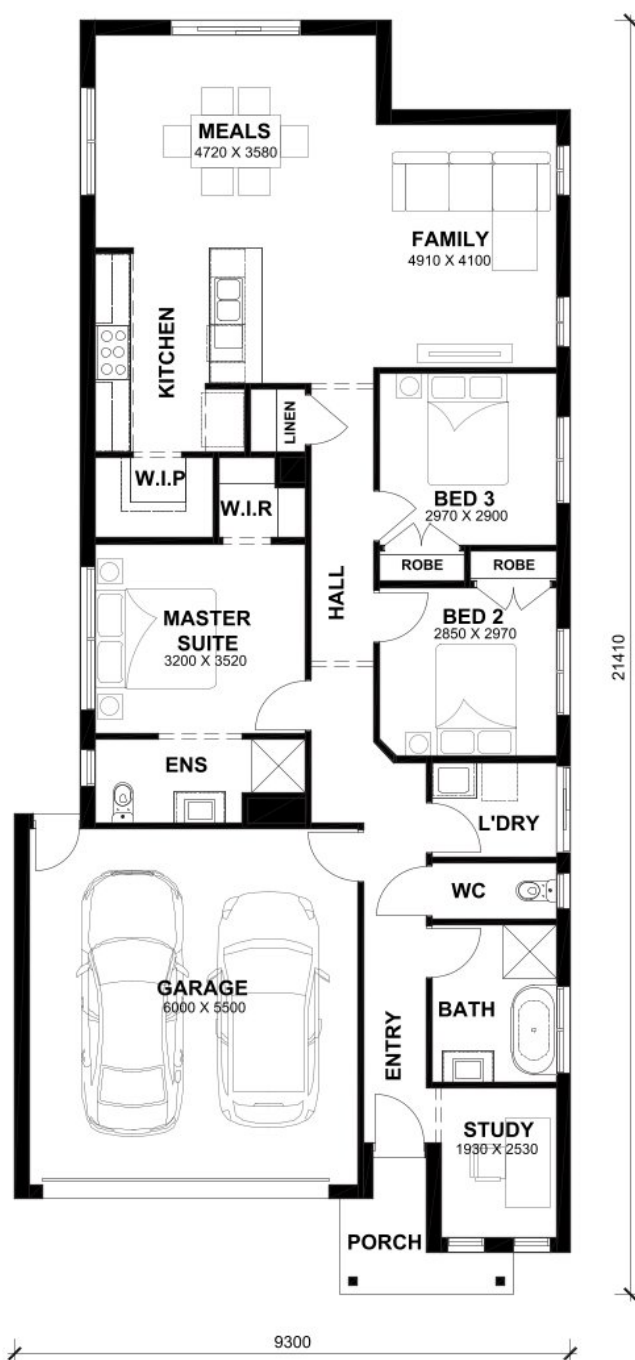
- Led Downlights throughout the House
- Double Glazed Windows.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 900mm Freestanding Induction Cooker
- Coloured Concrete Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Block Out Roller Blinds,
- 2590mm High Ceilings
- 20mm Stone Bench to Ensuite, Bathroom and Kitchen
- 30 YEARS STRUCTURAL GUARANTEE
- ***Excludes fencing***
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry
- MEGA SALE PROMOTION \$25k Applied to Total Price



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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.