



FOR ILLUSTRATION PURPOSES ONLY

Kimberley 18

Monsanto Facade



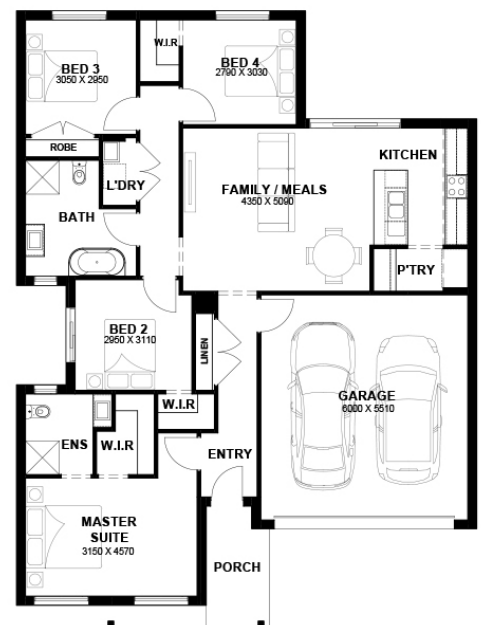
\$617,541

Lot 5646 Kilbride Way
Werribee (Harpley Estate)

Lot Size:	275m ²	House Size:	18.22sq
Lot Price:	\$341,000	House Price:	\$276,541

PACKAGE INCLUSIONS :

- Led Downlights throughout the House
- Double Glazed Windows.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Tile Splashback To Kitchen.
- 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,
- Estimated Titles - Q1 2027
- 2590mm High Ceilings
- Ducted Reverse Cycle (DRC) - 11kw single phase full electric heating & refrigerated cooling

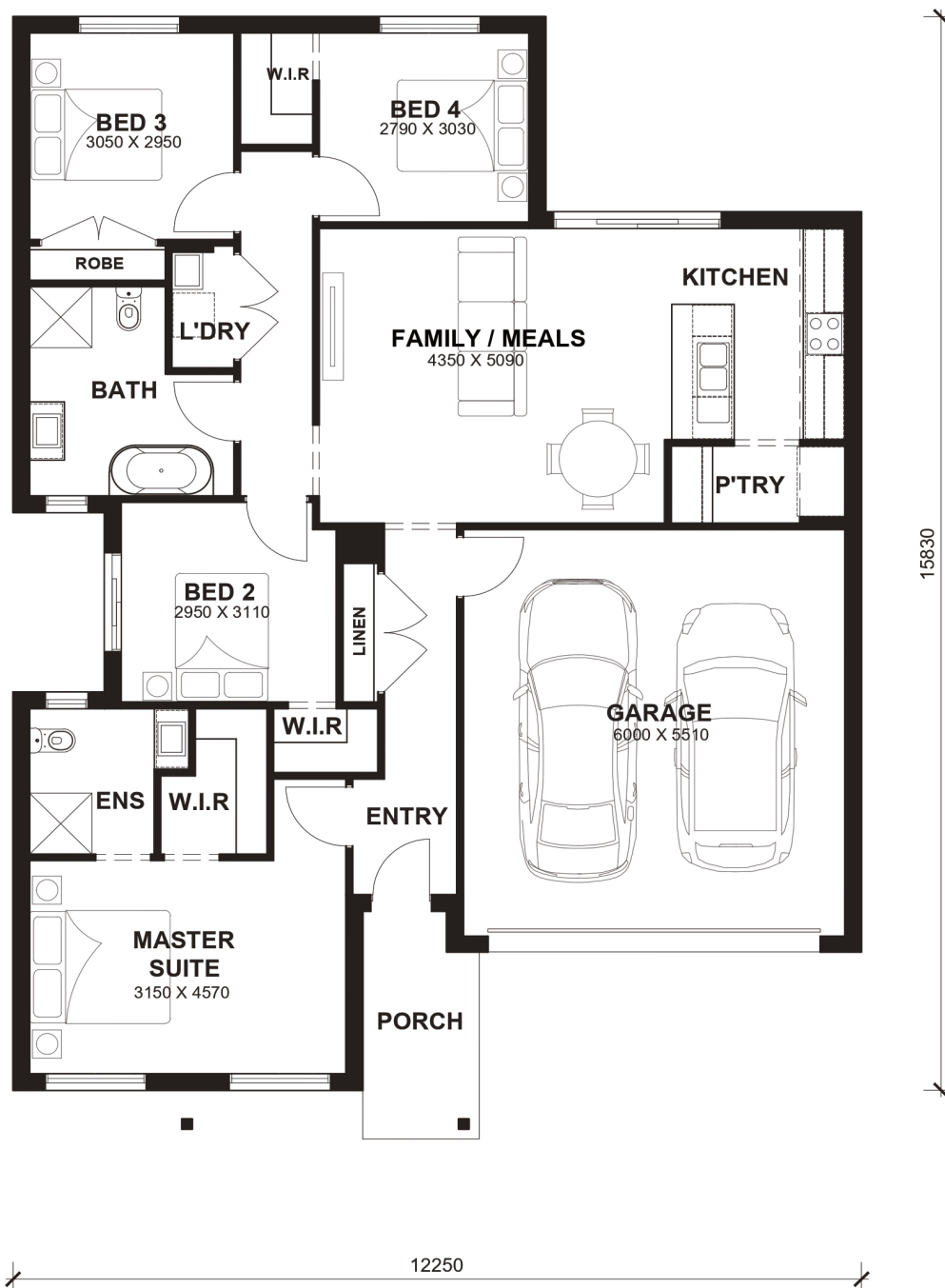


- 20mm Stone Bench to Ensuite, Bathroom and Kitchen
- 30 YEARS STRUCTURAL GUARANTEE
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry
- MEGA SALE PROMOTION \$25k Applied to Total Price

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LOT WIDTH LOT DEPTH
12.5m⁺ 21m⁺



TOTAL AREAS

FAMILY / MEALS	4350mm x 5090mm	BED 4	2790mm x 3030mm	TOTAL	169.22m ²	18.22sq
MASTER SUITE	3150mm x 4570mm	GARAGE	6000mm x 5510mm			
BED 2	2950mm x 3110mm			EXTERIOR LENGTH		15,830
BED 3	3050mm x 2950mm			EXTERIOR WIDTH		12,250

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