



FOR ILLUSTRATION PURPOSES ONLY

Riverton 20

Monsanto Facade



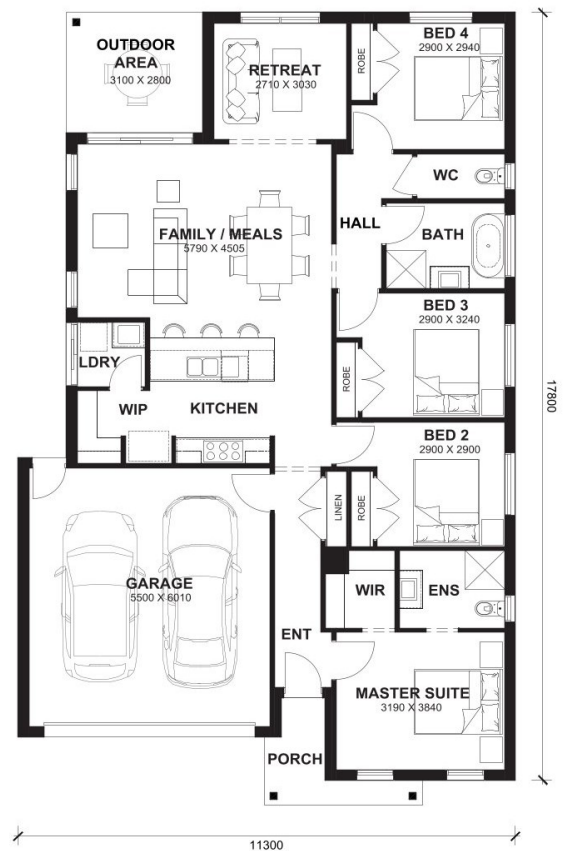
\$663,203

Lot 20629 Marcellus Street
Manor Lakes (Manor Lakes Estate)

Lot Size:	350m ²	House Size:	20.06sq
Lot Price:	\$355,000	House Price:	\$308,203

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,
- Recycled Water Connections
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings



- Ducted Reverse Cycle (DRC) - 11kw single phase full electric heating & refrigerated cooling
- 30 YEARS STRUCTURAL GUARANTEE
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry
- MEGA SALE PROMOTION \$25k Applied to Total Price
- Estimated Q2, 2027 Titles



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DISCLAIMER: Price correct as of 23-07-2026 and valid for 60 days, Aston Homes has the right to change pricing without notice. "Fixed" pricing means that, subject to the terms of this disclaimer and any changes requested by the client, the price advertised will be the price contained in the building contract and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final price may vary if actual site conditions differ to those shown in developer supplied documents. Aston Homes has the right to charge additional site costs for any rock. Package price excludes telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Facade images shown may not be standard, and may not be included in the price of the home. This brochure is for illustration purposes and is to be used as a guide only.

Riverton 20



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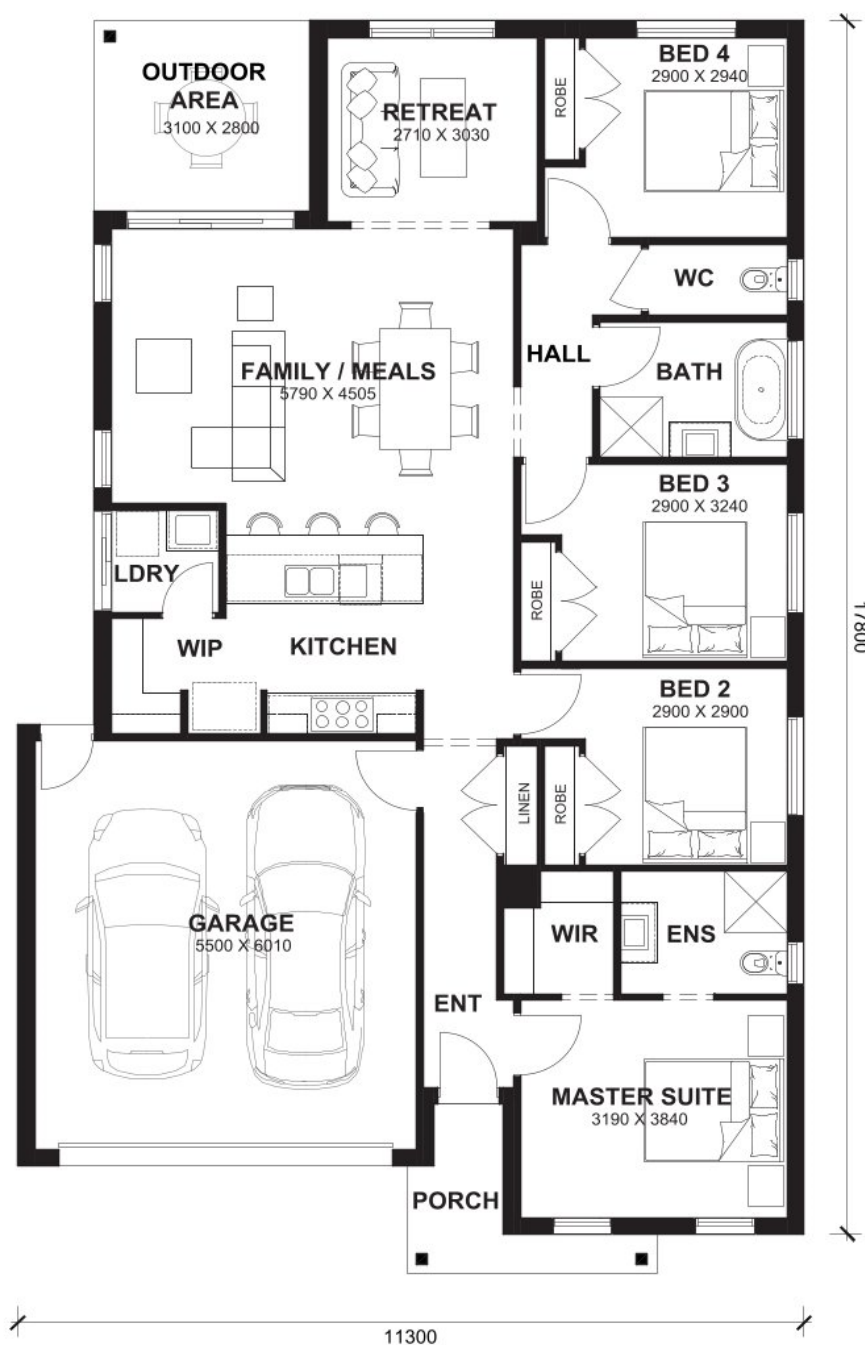


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LOT WIDTH LOT DEPTH
12.5m⁺ 25m⁺



TOTAL AREAS

FAMILY / MEALS	5790mm x 4505mm	BED 4	2900mm x 2940mm	TOTAL	186.32m ²	20.06sq
MASTER SUITE	3190mm x 3840mm	RETREAT	2710mm x 3030mm			
BED 2	2900mm x 2900mm	GARAGE	5500mm x 6010mm	EXTERIOR LENGTH		17,800
BED 3	2900mm x 3240mm			EXTERIOR WIDTH		11,300

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