



Marli 26

Allura Facade



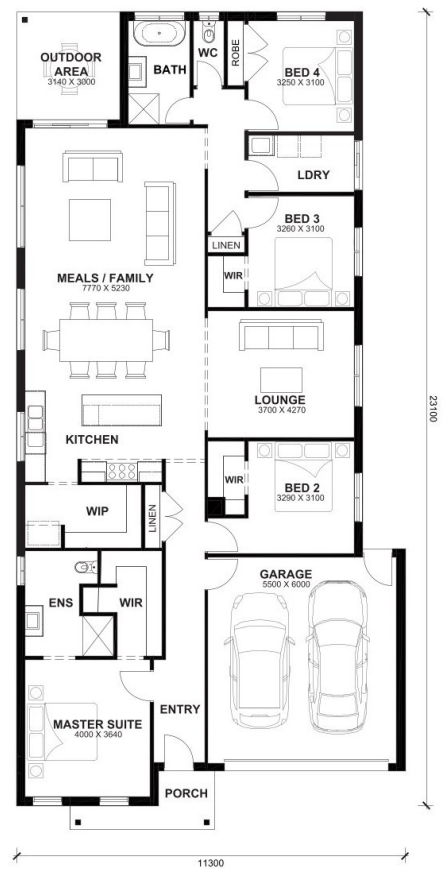
\$699,733

Lot 1309 Hogan Street
Melton South (Maplewood Estate)

Lot Size:	400m ²	House Size:	25.75sq
Lot Price:	\$375,000	House Price:	\$324,733

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
- Estimated Titles - Q1 2027
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry
- MEGA SALE PROMOTION \$25k Applied to Total Price
- Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Blinds **Excludes Fencing**
- Rinnai Inverter Split System Reverse Cycle (7KW Cool/ 8KW Heat) - To Family/Meals



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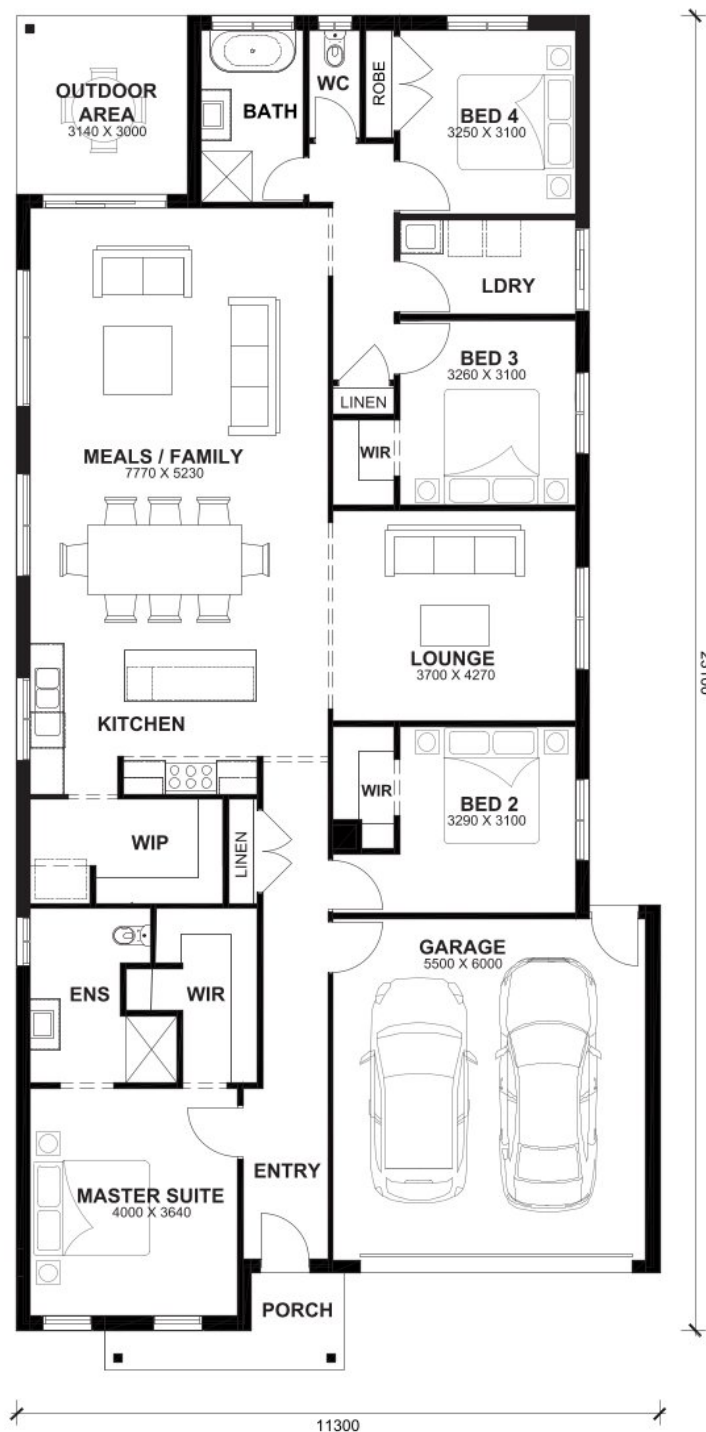


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LOT WIDTH 12.5m⁺ LOT DEPTH 32m⁺



TOTAL AREAS

FAMILY / MEALS	7770mm x 5230mm	BED 4	3250mm x 3100mm	TOTAL	239.24m ²	25.75sq
MASTER SUITE	4000mm x 3640mm	LOUNGE	3700mm x 4270mm			
BED 2	3290mm x 3100mm	OUTDOOR AREA	3140mm x 3000mm	EXTERIOR LENGTH		23,100
BED 3	3260mm x 3100mm	GARAGE	5500mm x 6000mm	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.