



FOR ILLUSTRATION PURPOSES ONLY

Aspen 22.5

Avalon Facade



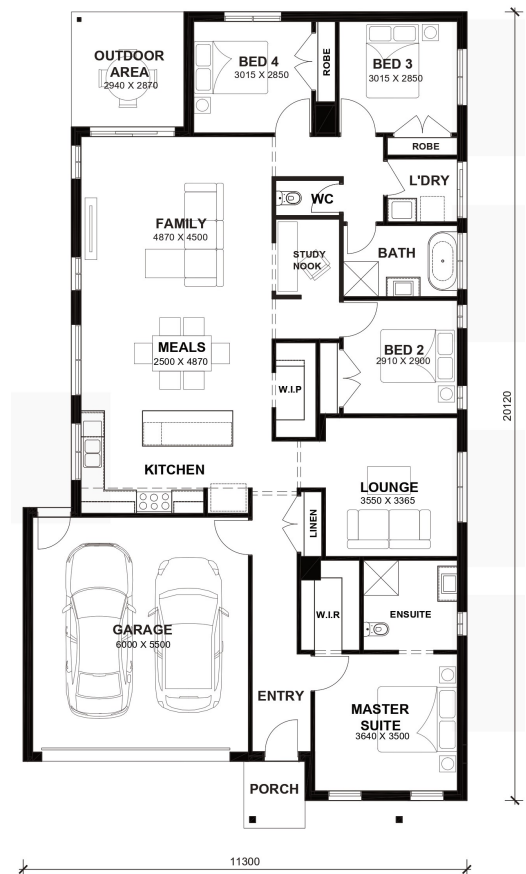
\$679,433

Lot 1309 Hogan Street
Melton South (Maplewood Estate)

Lot Size:	400m ²	House Size:	22.51sq
Lot Price:	\$375,000	House Price:	\$304,433

PACKAGE INCLUSIONS :

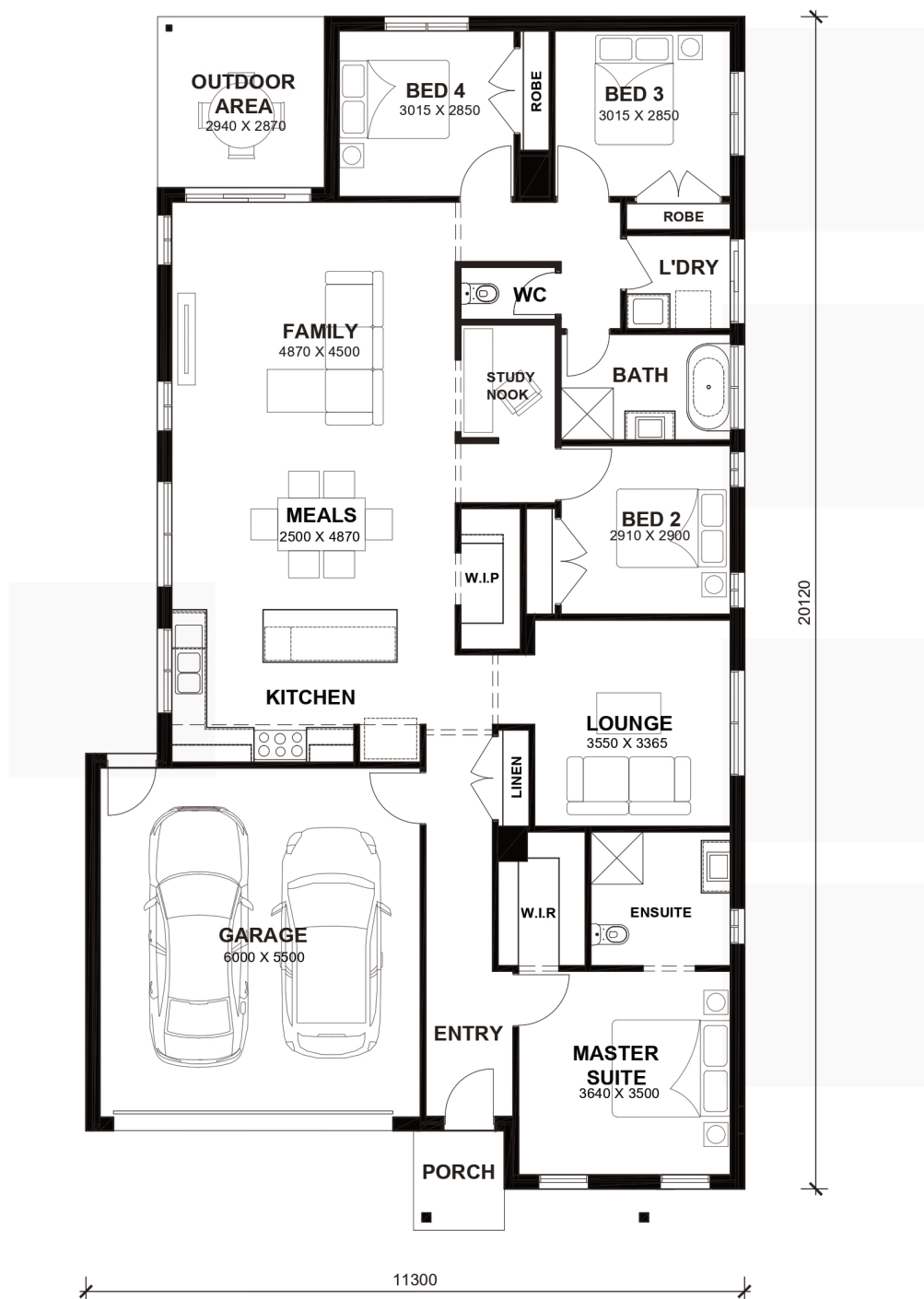
- Led Downlights throughout the House
- Double Glazed Windows.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 900mm Freestanding Induction Cooker
- Estimated Titles - Q1 2027
- 20mm Stone 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



Aspen 22.5



LOT WIDTH 12.5m⁺ LOT DEPTH 28m⁺



TOTAL AREAS

FAMILY	4870mm x 4500mm	BED 4	3015mm x 2850mm	TOTAL	209.14m ²	22.51sq
MEALS	2500mm x 4870mm	LOUNGE	3550mm x 3365mm			
MASTER SUITE	3640mm x 3500mm	OUTDOOR AREA	2940mm x 2870mm	EXTERIOR LENGTH		20,120
BED 2	2910mm x 2900mm	GARAGE	6000mm x 5500mm	EXTERIOR WIDTH		11,300
BED 3	3015mm x 2850mm					

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