



FOR ILLUSTRATION PURPOSES ONLY

Aria 22.5

Monsanto Facade



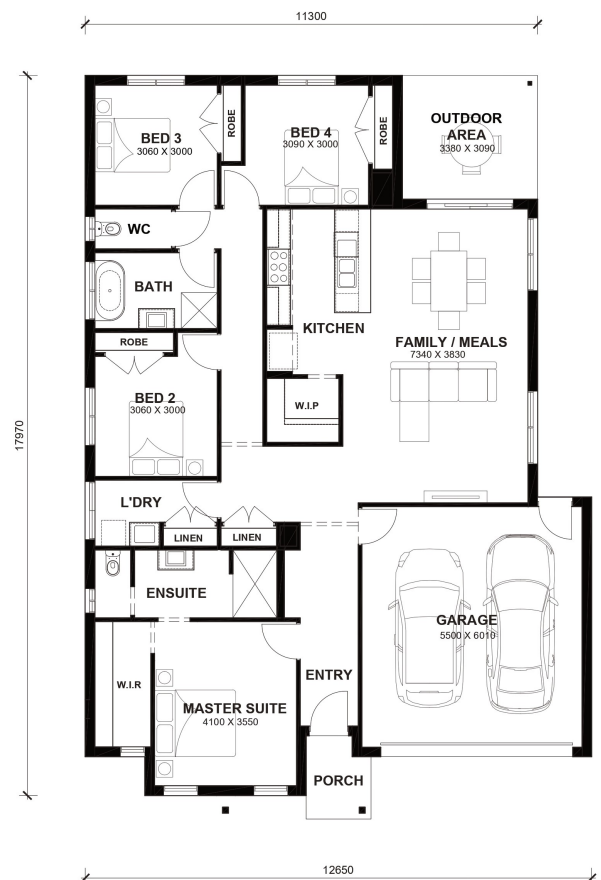
\$681,923

Lot 1325 Kinane Street
Melton South (Maplewood Estate)

Lot Size:	392m ²	House Size:	22.45sq
Lot Price:	\$375,000	House Price:	\$306,923

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



Aria 22.5



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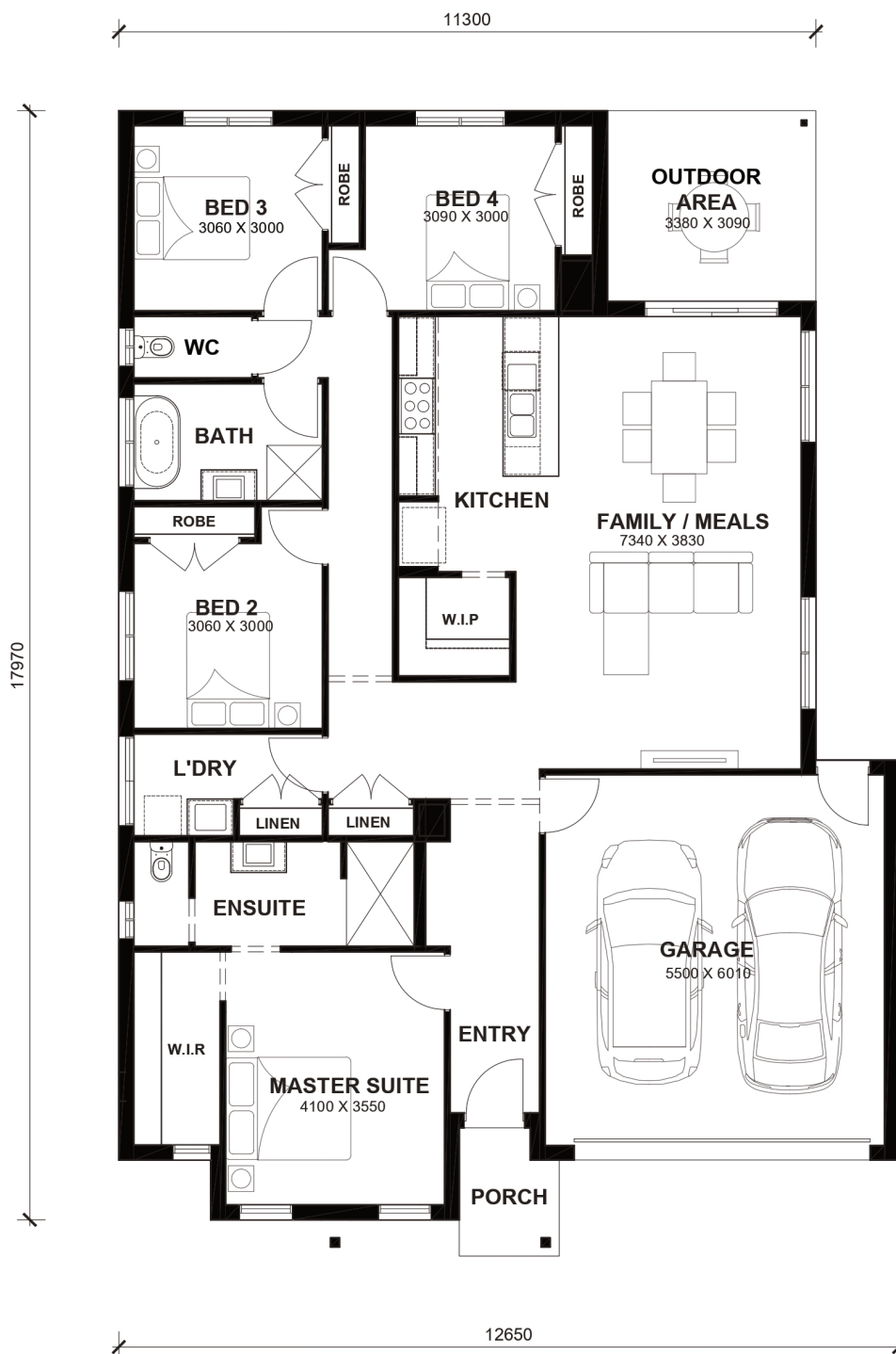


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LOT WIDTH 14m⁺ LOT DEPTH 25m⁺



TOTAL AREAS

FAMILY / MEALS	7340mm x 3830mm	BED 4	3090mm x 3000mm	TOTAL	208.61m ²	22.45sq
MASTER SUITE	4100mm x 3550mm	OUTDOOR AREA	3380mm x 3090mm			
BED 2	3060mm x 3000mm	GARAGE	5500mm x 6010mm	EXTERIOR LENGTH		17,970
BED 3	3060mm x 3000mm			EXTERIOR WIDTH		12,650

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