



FOR ILLUSTRATION PURPOSES ONLY

Emerald 18.5

Monsanto Facade



\$622,342

Lot 1128 Holloway Road
Melton South (Maplewood Estate)

Lot Size:	336m ²	House Size:	18.35sq
Lot Price:	\$325,000	House Price:	\$297,342

PACKAGE INCLUSIONS :

- Led Downlights throughout the House
- 3kw Solar System
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- Ducted Heating & Evap Cooling throughout house
- 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.
- Coloured Concrete Driveway
- Block-Out Roller Blinds to Windows & Sliding Doors
- Dishwasher
- 30 YEARS STRUCTURAL GUARANTEE



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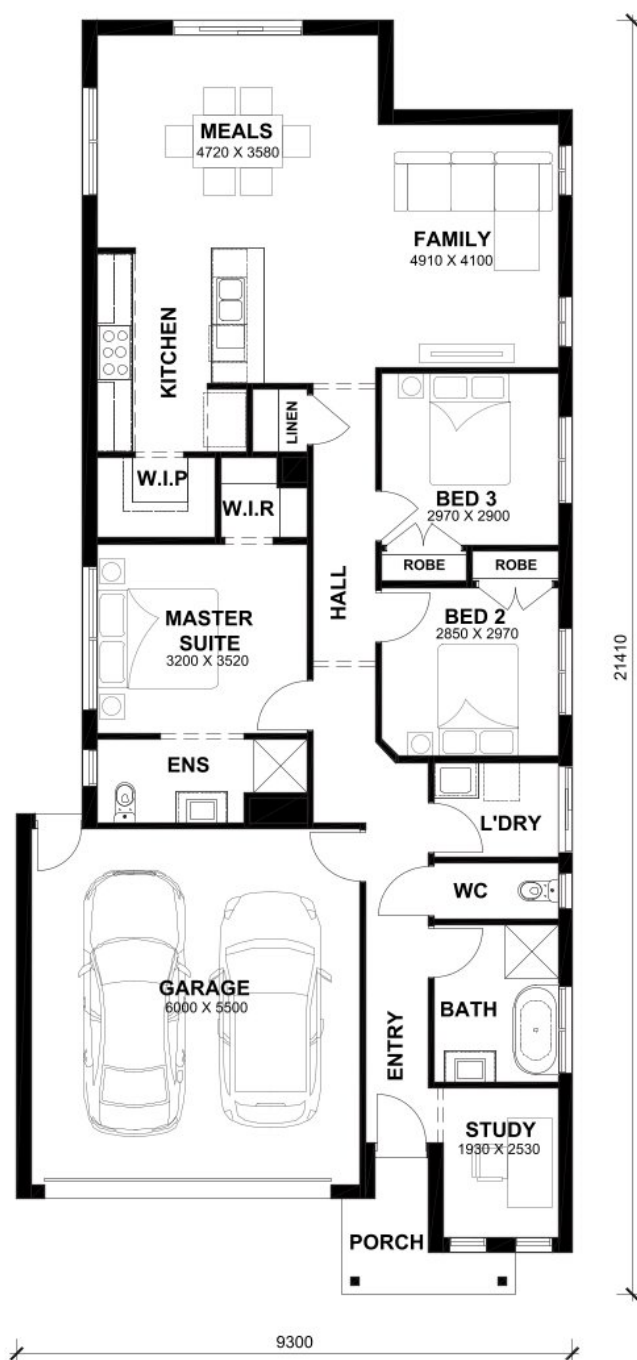
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2

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2

LOT WIDTH LOT DEPTH
10.5m⁺ 28m⁺



TOTAL AREAS

FAMILY	4910mm x 4100mm	BED 3	2970mm x 2900mm	TOTAL	170.52m ²	18.35sq
MEALS	4720mm x 3580mm	GARAGE	6000mm x 5500mm			
MASTER SUITE	3200mm x 3520mm			EXTERIOR LENGTH		21,410
BED 2	32850mm x 2970mm			EXTERIOR WIDTH		9,300

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