Aspen 22.5

Allura Facade

4 2 2

$678,400

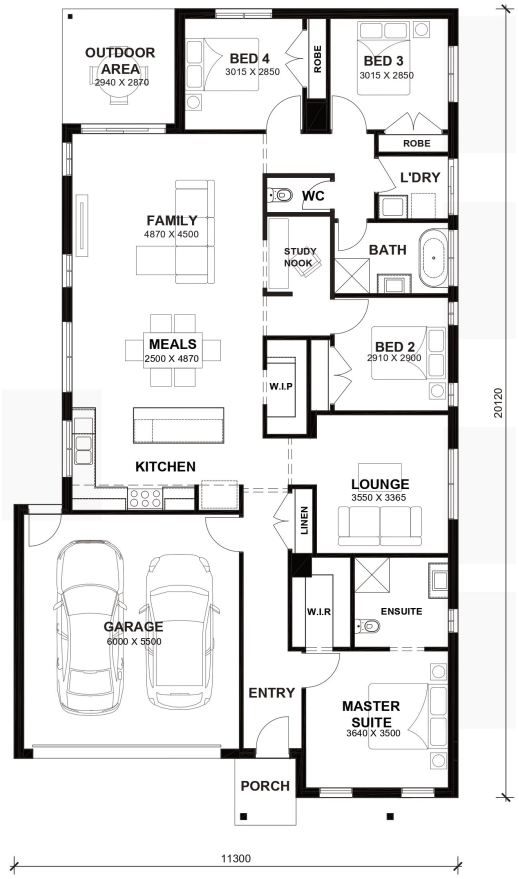
Lot 712 House & Land Package

Melton South (Balmoral Estate)

Lot Size:	350m²	**House Size:**	22.51sq
Lot Price:	$365,000	**House Price:**	$313,400

PACKAGE INCLUSIONS :

- 2740mm High Ceilings Throughout.
- Flyscreens To All Openable Windows.
- LED Tri-Colour Downlights Throughout.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Blinds throughout house excluding bathrooms
- Coloured Concrete Driveway
- AMAZING 4.8 STARS ON PRODUCT REVIEW
- Reverse Cycle Split System to Family / Meals Area
- All standard design homes include a 7-star energy rating, featuring solar panels, a heat pump, R5 insulation batts in the ceiling, R2.5 insulation in external walls, and double-glazed windows throughout the house."



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DISCLAIMER: Price correct as of 24-08-2026 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.

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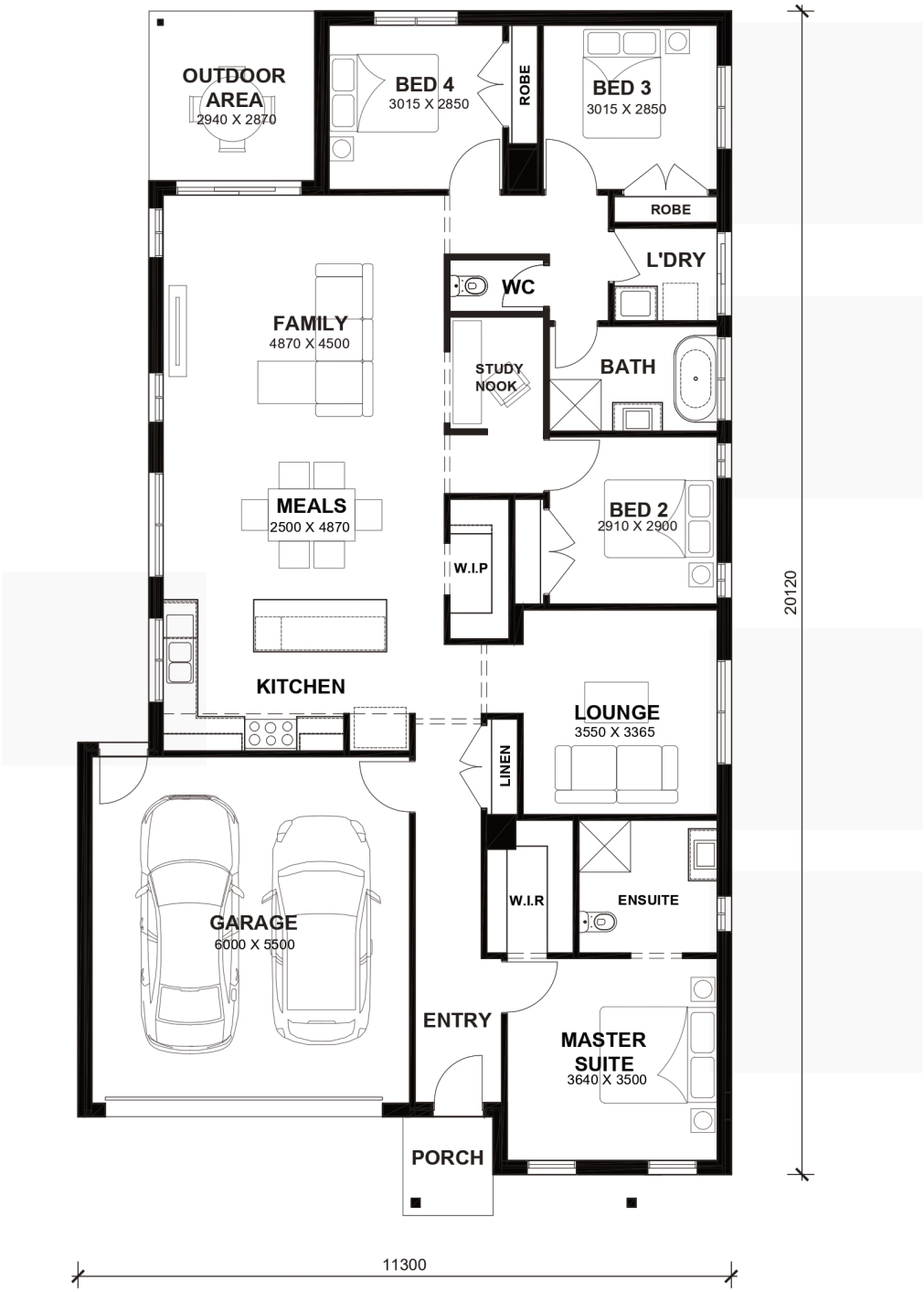
LOT WIDTH 12.5m+ LOT DEPTH 28m+



TOTAL AREAS

FAMILY	4870mm x 4500mm	BED 4	3015mm x 2850mm	TOTAL	209.14m² 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.