



FOR ILLUSTRATION PURPOSES ONLY

Iris 17

Monsanto 8.5 Facade



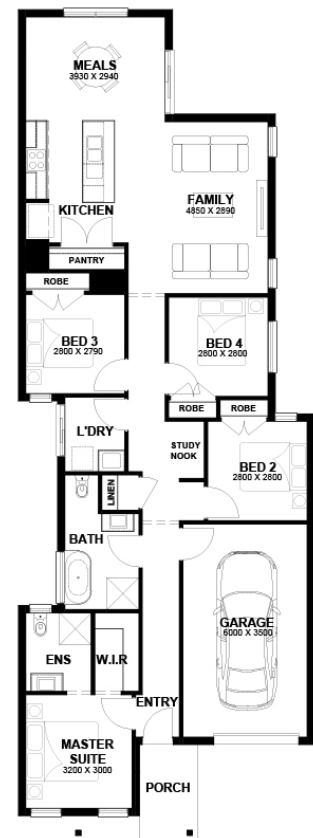
\$569,064

Lot 118 Fowey Drive
Melton South (Balmoral Estate)

Lot Size:	242.25m ²	House Size:	16.92sq
Lot Price:	\$299,000	House Price:	\$270,064

PACKAGE INCLUSIONS :

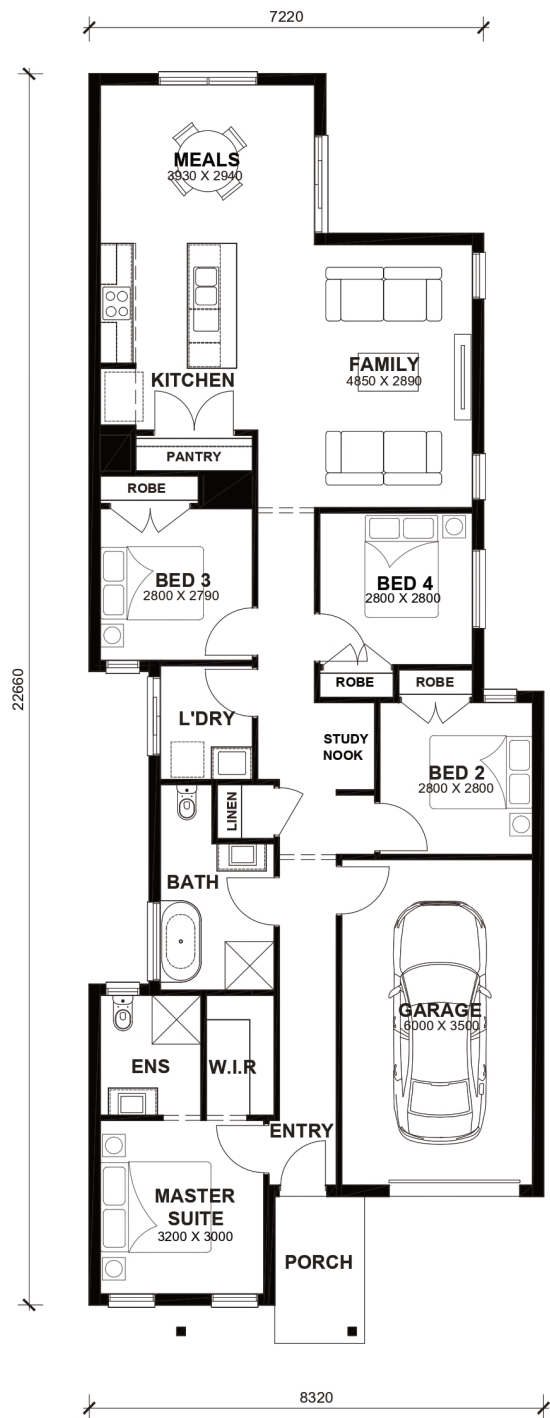
- Led Downlights throughout the House
- Double Glazed Windows.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 2590mm High Ceilings
- 20mm Stone Bench to Ensuite, Bathroom and Kitchen
- 30 YEARS STRUCTURAL GUARANTEE
- MEGA SALE PROMOTION \$25k Applied to Total Price
- Estimated Q2, 2027 Titles
- Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Blinds **Excludes Fencing**
- 600mm Stainless Steel Induction Cooker



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LOT WIDTH LOT DEPTH
8.5m⁺ 28m⁺



TOTAL AREAS

FAMILY	4850mm x 2890mm	BED 3	2800mm x 2790mm	TOTAL	15717m ²	16.92sq
MEALS	3930mm x 2940mm	BED 4	2800mm x 2800mm			
MASTER SUITE	3200mm x 3000mm	GARAGE	6000mm x 3500mm	EXTERIOR LENGTH		22,660
BED 2	2800mm x 2800mm			EXTERIOR WIDTH		8,320

House size on brochure is based on the Avalon 8.5m facade. Size may vary dependant on facade. Please refer to working drawings for complete dimensions.