Verve 20

Hamilton Gable Facade

4 2 2

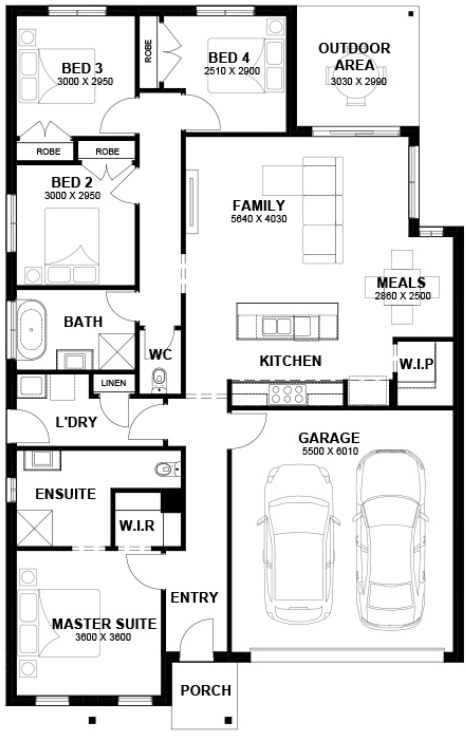
$676,834

Lot 138 Arncliffe Crescent
Cobblebank (Balmoral Estate)

Lot Size:	312.50m^2	**House Size:**	20.01sq
Lot Price:	$375,000	**House Price:**	$301,834

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
- 900mm Freestanding Induction Cooker
- 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**



Access collection

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DISCLAIMER: Price correct as of 11-09-2026 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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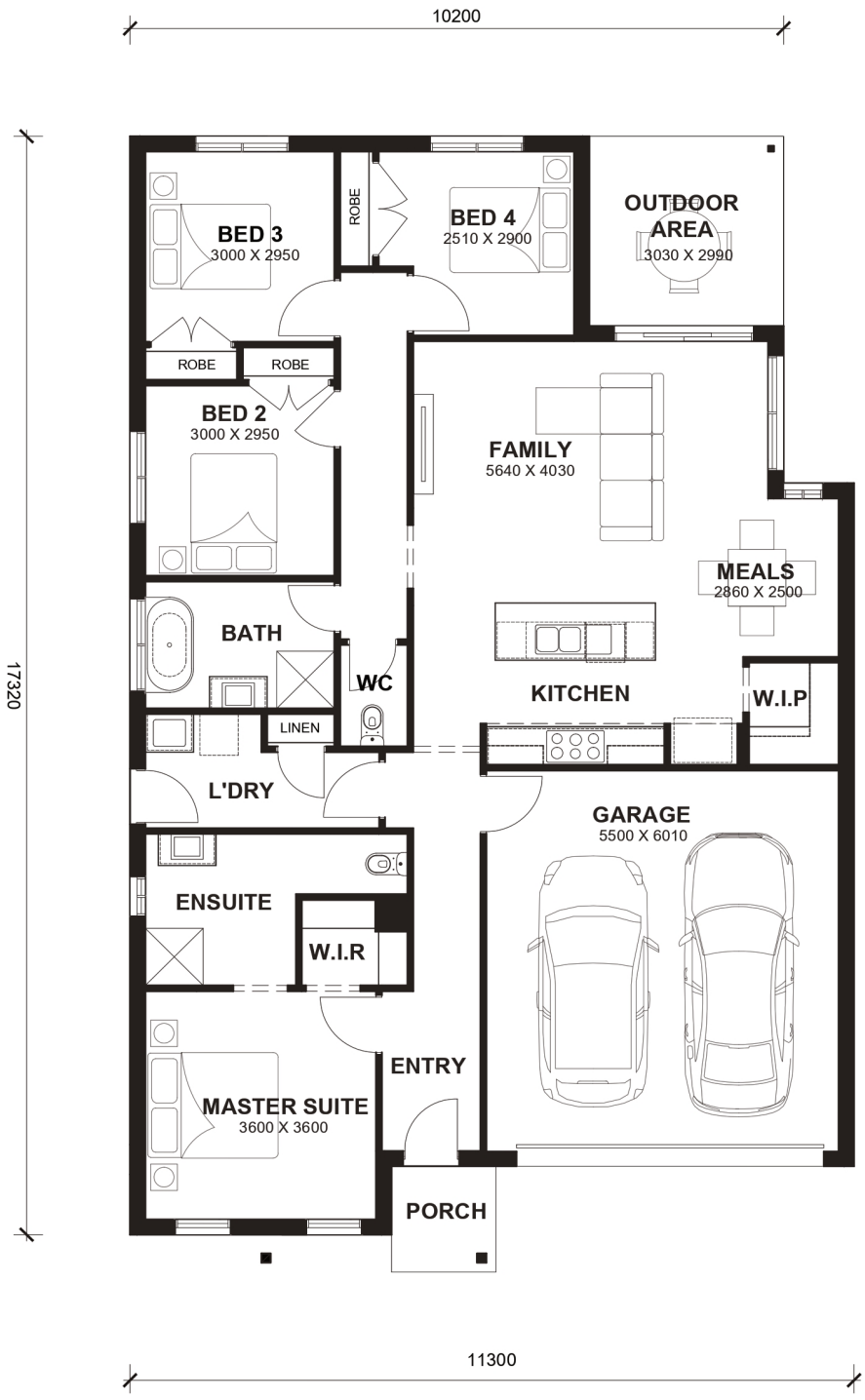
LOT WIDTH 12.5m+ LOT DEPTH 25m+



TOTAL AREAS

FAMILY	5640mm x 4030mm	BED 3	3000mm x 2950mm	TOTAL	185.91m² 20.01sq
MEALS	2860mm x 2500mm	BED 4	2510mm x 2900mm		
MASTER SUITE	3600mm x 3600mm	OUTDOOR AREA	3030mm x 2990mm	EXTERIOR LENGTH	17,320
BED 2	3000mm x 2950mm	GARAGE	5500mm x 6010mm	EXTERIOR WIDTH	11,300

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