



Berkeley 18

Brooklyn Urban Facade



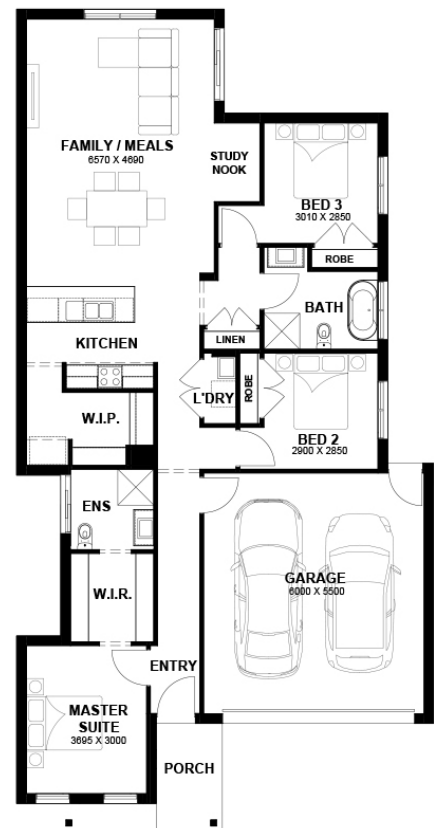
\$701,920

Lot 309 Dapple Avenue
Armstrong Creek (Palomino Estate)

Lot Size:	350m ²	House Size:	18.33sq
Lot Price:	\$389,000	House Price:	\$312,920

PACKAGE INCLUSIONS :

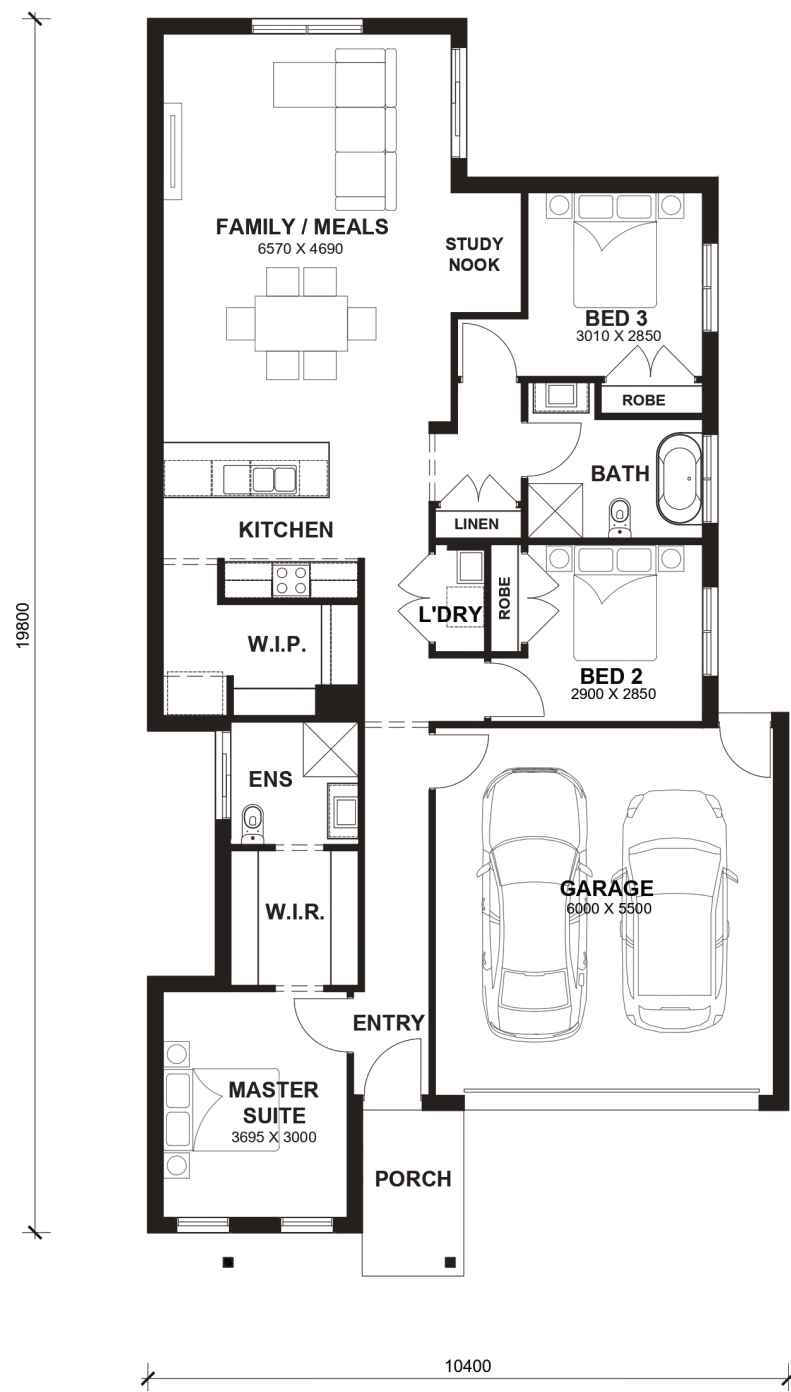
- Led Downlights throughout the House
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- Site Costs Included (Subject to T&C's).
- Bushfire (Bal 12.5) Requirements
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 900mm Freestanding Induction Cooker
- Estimated Titles - Q1 2027
- 2590mm High Ceilings
- Ducted Reverse Cycle (DRC) - 11kw single phase full electric heating & refrigerated cooling
- MEGA SALE PROMOTION \$25k Applied to Total Price
- Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Blinds **Excludes Fencing**
- Includes CIL



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LOT WIDTH LOT DEPTH
10.5m⁺ 25m⁺



TOTAL AREAS

FAMILY / MEALS	6570mm x 4690mm	GARAGE	6000mm x 5500mm	TOTAL	170.26m ²	18.33sq
MASTER SUITE	3695mm x 3000mm					
BED 2	2900mm x 2850mm			EXTERIOR LENGTH		19,800
BED 3	3010mm x 2850mm			EXTERIOR WIDTH		10,400

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