



FOR ILLUSTRATION PURPOSES ONLY

Ventura 13

Royale 8.5 Facade



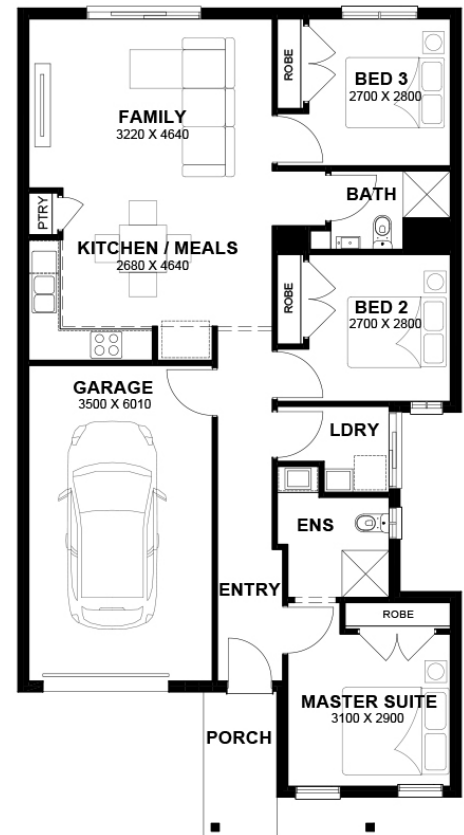
\$552,000

Lot 609 Perlino Avenue
Armstrong Creek (Palomino Estate)

Lot Size:	220.50m ²	House Size:	12.71sq
Lot Price:	\$295,000	House Price:	\$257,000

PACKAGE INCLUSIONS :

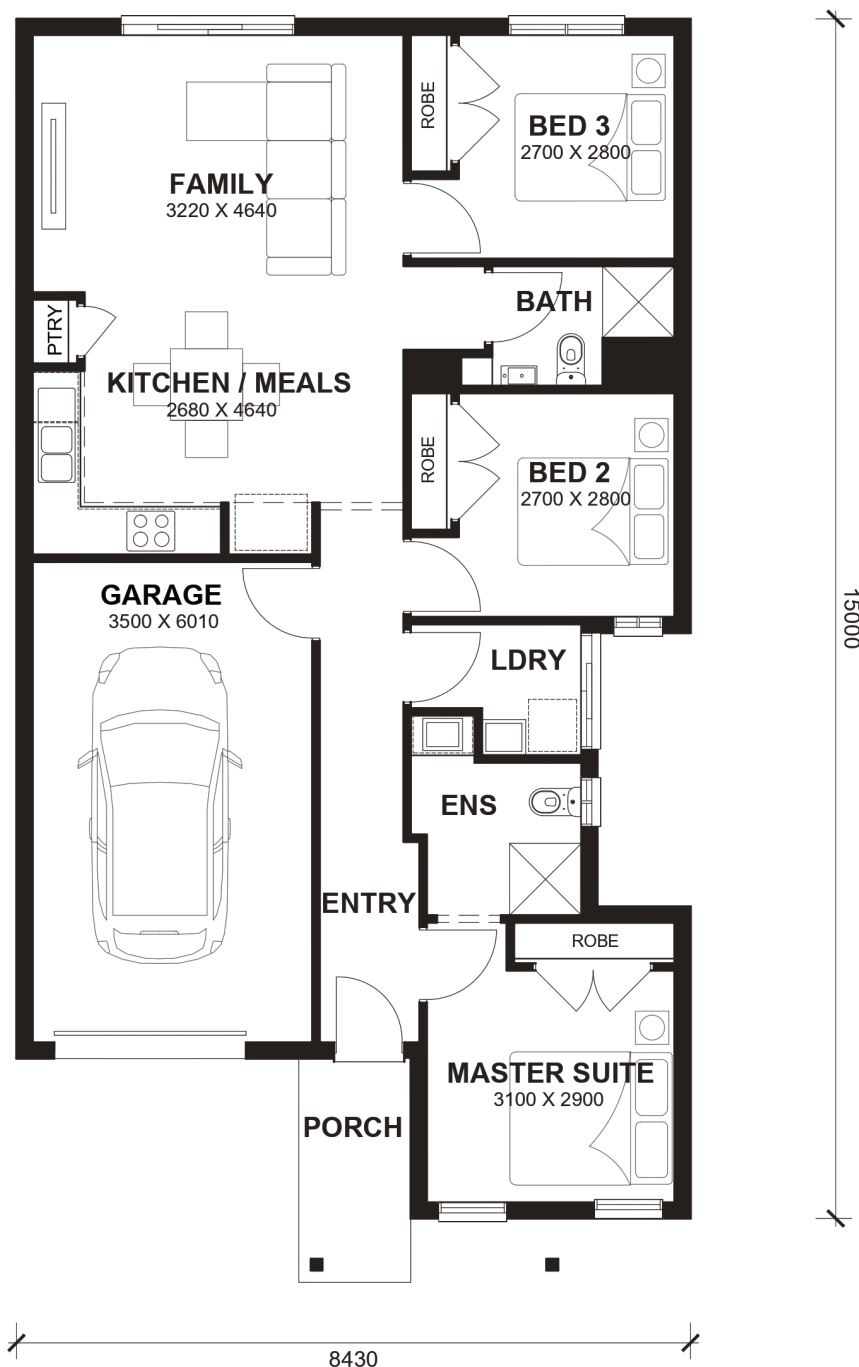
- Double Glazed Windows.
- Site Costs Included (Subject to T&C's).
- Coloured Concrete Driveway
- Block-Out Roller Blinds to Windows & Sliding Doors
- Dishwasher
- Reverse Cycle Split System to Family / Meals Area
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 900mm Freestanding Induction Cooker
- 2590mm High Ceilings
- 20mm Stone Bench to Ensuite, Bathroom and Kitchen
- 30 YEARS STRUCTURAL GUARANTEE
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry
- **\$25K MEGASALE PROMO Applied to Total Price. Ends 30/09**
- *Turnkey \$571,000 (BF, Landscape, CIL & \$5k Fence Rebate)*



Ventura 13



LOT WIDTH 8.5m⁺ LOT DEPTH 21m⁺



TOTAL AREAS

FAMILY	3220mm x 4640mm	BED 3	2700mm x 2800mm	TOTAL	118.12m ²	12.71sq
KITCHEN / MEALS	2680mm x 4640mm	GARAGE	3500mm x 6010mm			
MASTER SUITE	3100mm x 2900mm			EXTERIOR LENGTH		15,000
BED 2	2700mm x 2800mm			EXTERIOR WIDTH		8,430

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.