Ventura 13

Monsanto 8.5 Facade

3 2 1

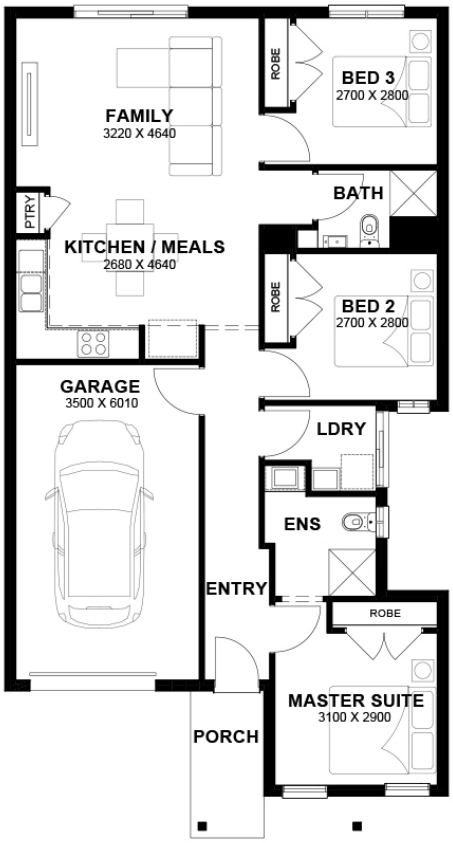
$614,701

Lot 150 Mortlock Street
Cobblebank (Balmoral Estate)

Lot Size:	262.50m^2	**House Size:**	12.71sq
Lot Price:	$345,000	**House Price:**	$269,701

PACKAGE INCLUSIONS :

- Double Glazed Windows.
- 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
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry
- Titles Q3, 2027
- 3.0KW Solar System
- Rinnai Inverter Split System Reverse Cycle
- TURNKEY - Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Block-Out Roller Blinds **Excludes Fencing**
- ***Rear Loaded Garage***



Access collection

Tyler Lee

Phone: 0433 369 469

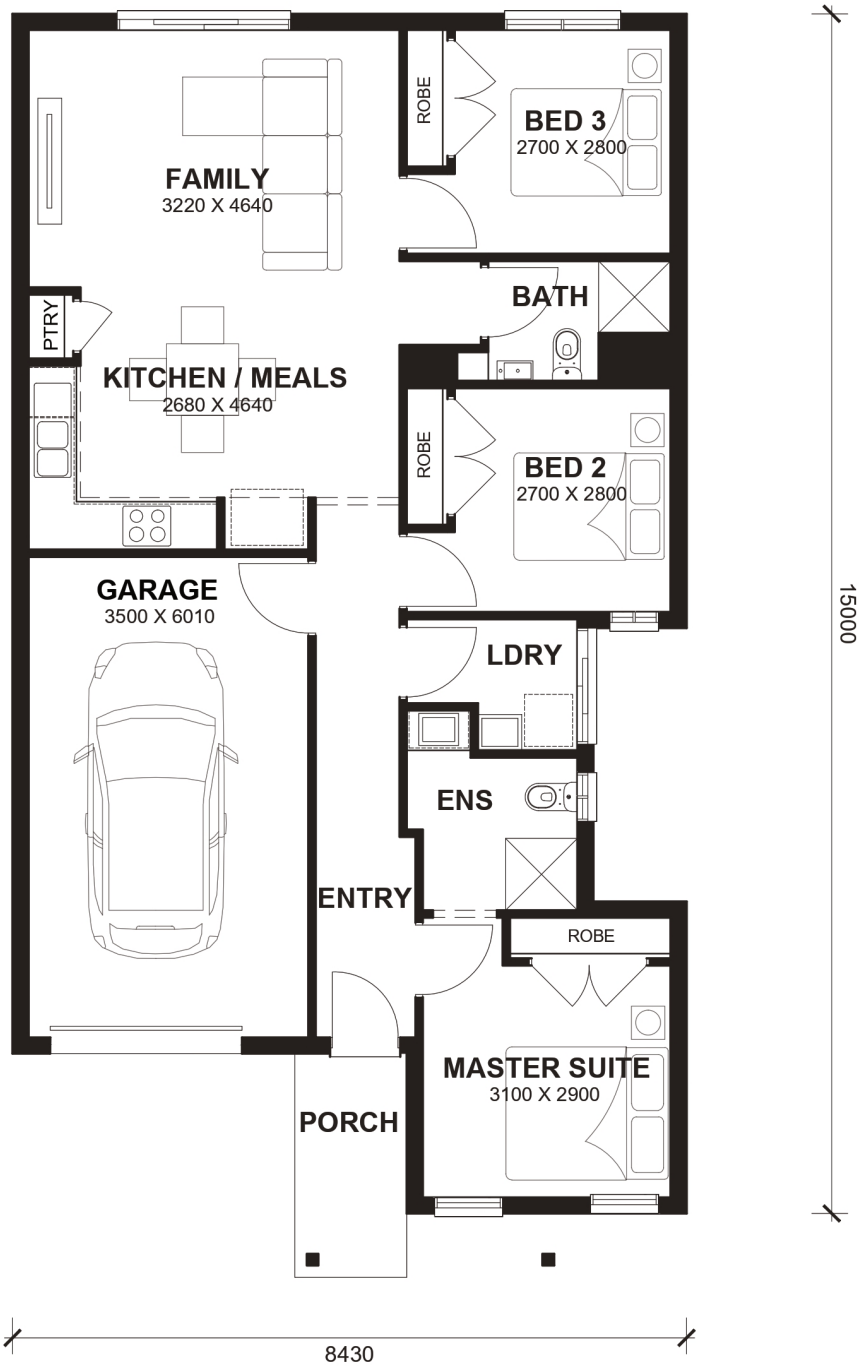
Email: tyler@astonhomes.com.au

DISCLAIMER: Price correct as of 14-10-2026 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.

Ventura 13

3 | 2 | 1 | 1

LOT WIDTH 8.5m+ | LOT DEPTH 21m+



TOTAL AREAS

FAMILY	3220mm x 4640mm	BED 3	2700mm x 2800mm	TOTAL	118.12m² 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.