



Aria 20

Sorrento Facade



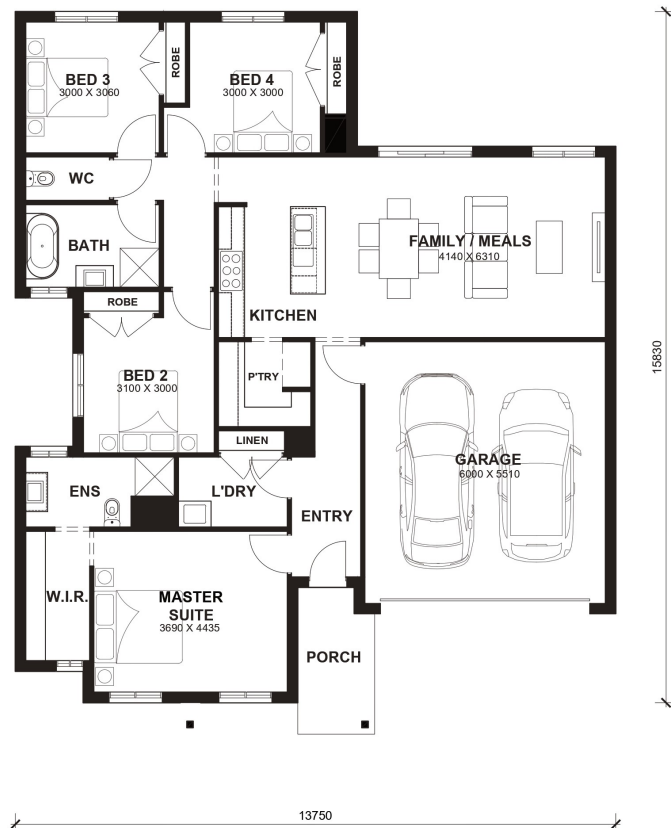
\$692,046

Lot 139 Perolli Place
Tarneit (Montgomery Estate)

Lot Size:	294m ²	House Size:	19.99sq
Lot Price:	\$395,000	House Price:	\$297,046

PACKAGE INCLUSIONS :

- Double Glazed Windows.
- Soft Closing Drawers & Doors To All Cabinets.
- Ducted Heating & Cooling System: split system air-conditioner
- AMAZING 4.8 STARS ON PRODUCT REVIEW
- 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
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry
- ***FLEXIBLE Floor Plans - Happy to work with you & Redesign a Floor Plan to Suit***
- TURNKEY - Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Block-Out Roller Blinds **Excludes Fencing**
- Fixed Site Costs - Includes Rock Removal & P-Class Slab*



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4



2



1



2

LOT WIDTH LOT DEPTH

14m⁺

21m⁺



TOTAL AREAS

FAMILY	4140mm x 6310mm	BED 4	3000mm x 3000mm	TOTAL	185.71m ²	19.99sq
MASTER SUITE	3690mm x 4435mm	GARAGE	6000mm x 5510mm			
BED 2	3100mm x 3000mm			EXTERIOR LENGTH		15,830
BED 3	3000mm x 3060mm			EXTERIOR WIDTH		13,750

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