


# Aspen 22.5

Hamilton Gable Facade

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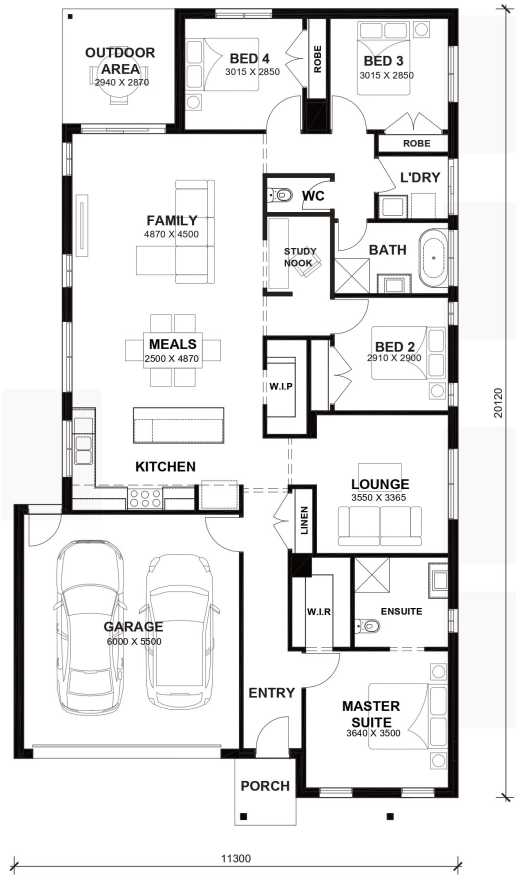
# $734,995

## Lot 5330 Tornagrain Circuit
## Strathtulloh (Atherstone Estate)

| | | | |
|---|---|---|---|
| **Lot Size:** | 392m$^2$ | **House Size:** | 22.51sq |
| **Lot Price:** | $384,000 | **House Price:** | $350,995 |

### PACKAGE INCLUSIONS :

- Double Glazed Windows.
- Soft Closing Drawers & Doors To All Cabinets.
- $25K land Rebate Applied to the Total Price. Subject to Availability
- 30 YEARS STRUCTURAL GUARANTEE
- Fixed Site Costs Including Rock Removal & up to P-Class




Access collection

Tyler Lee

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**DISCLAIMER:** Price correct as of 20-10-2026 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.

- THE TOTAL PACKAGE PROMOTION with OVER $60,000 IN LUXURY UPGRADES: 2740mm High Ceilings Including Higher front entry door, internal doors & sliding doors Full electric heating & refrigerated cooling Skylights: 2 x Velux fixed 780mm wide x 1400mm high skylights with plaster lined shaft to kitchen Raked ceiling to kitchen/living/dining area (design specific) Floor to ceiling tiles to bathroom & ensuite Brick infills Complete alarm pack including security cameras 40mm stone to kitchen (20mm stone to ensuite, bathroom and laundry trough (design specific) Double vanity Dishwasher Category 2 laminate flooring to living areas and carpet to bedrooms Sliding robe doors to bedrooms Pull out bin – integrated Overhead fridge cabinet Capped cold water point to fridge space Undermount sink to kitchen Shower niches to bathroom and ensuite shower Flyscreens to all openable windows

Access collection

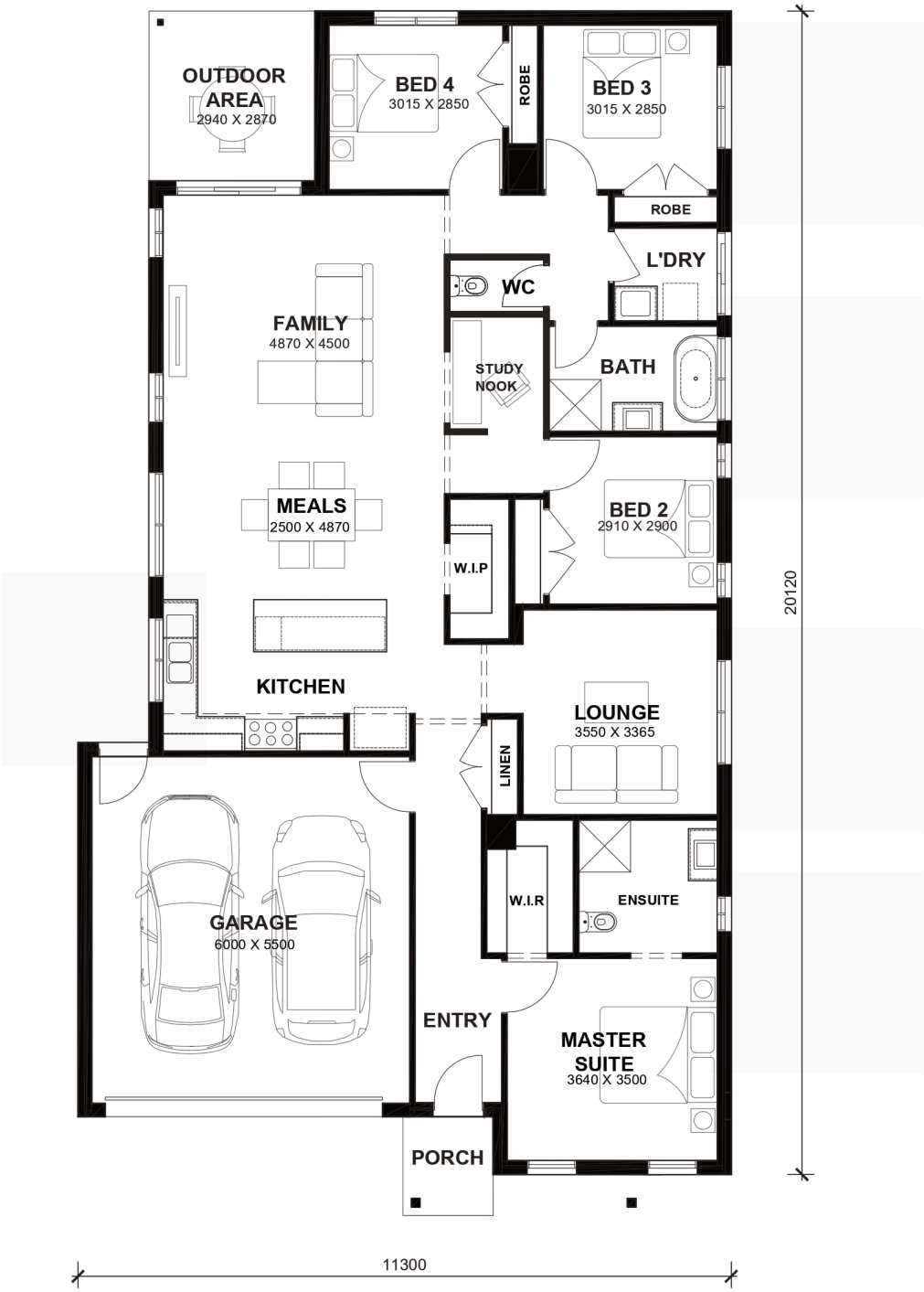
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LOT WIDTH 12.5m+ LOT DEPTH 28m+




## TOTAL AREAS

| | | | | | |
|---|---|---|---|---|---|
| FAMILY | 4870mm x 4500mm | BED 4 | 3015mm x 2850mm | TOTAL | 209.14m² 22.51sq |
| MEALS | 2500mm x 4870mm | LOUNGE | 3550mm x 3365mm | | |
| MASTER SUITE | 3640mm x 3500mm | OUTDOOR AREA | 2940mm x 2870mm | EXTERIOR LENGTH | 20,120 |
| BED 2 | 2910mm x 2900mm | GARAGE | 6000mm x 5500mm | EXTERIOR WIDTH | 11,300 |
| BED 3 | 3015mm x 2850mm | | | | |

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