



FOR ILLUSTRATION PURPOSES ONLY

Kimberley 18

Hamilton Natural Facade



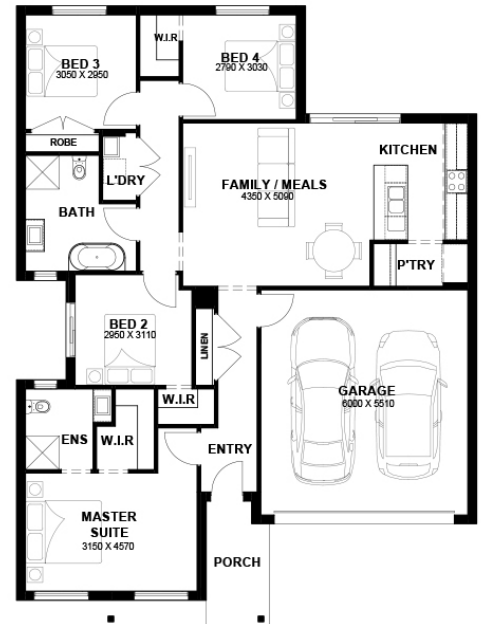
\$620,949

Lot 2415 Prescott Road
Mambourin (Windermere Estate)

| | |
|------------------------------------|-------------------------------|
| Lot Size: 448m ² | House Size: 18.22sq |
| Lot Price: \$361,000 | House Price: \$259,949 |

PACKAGE INCLUSIONS :

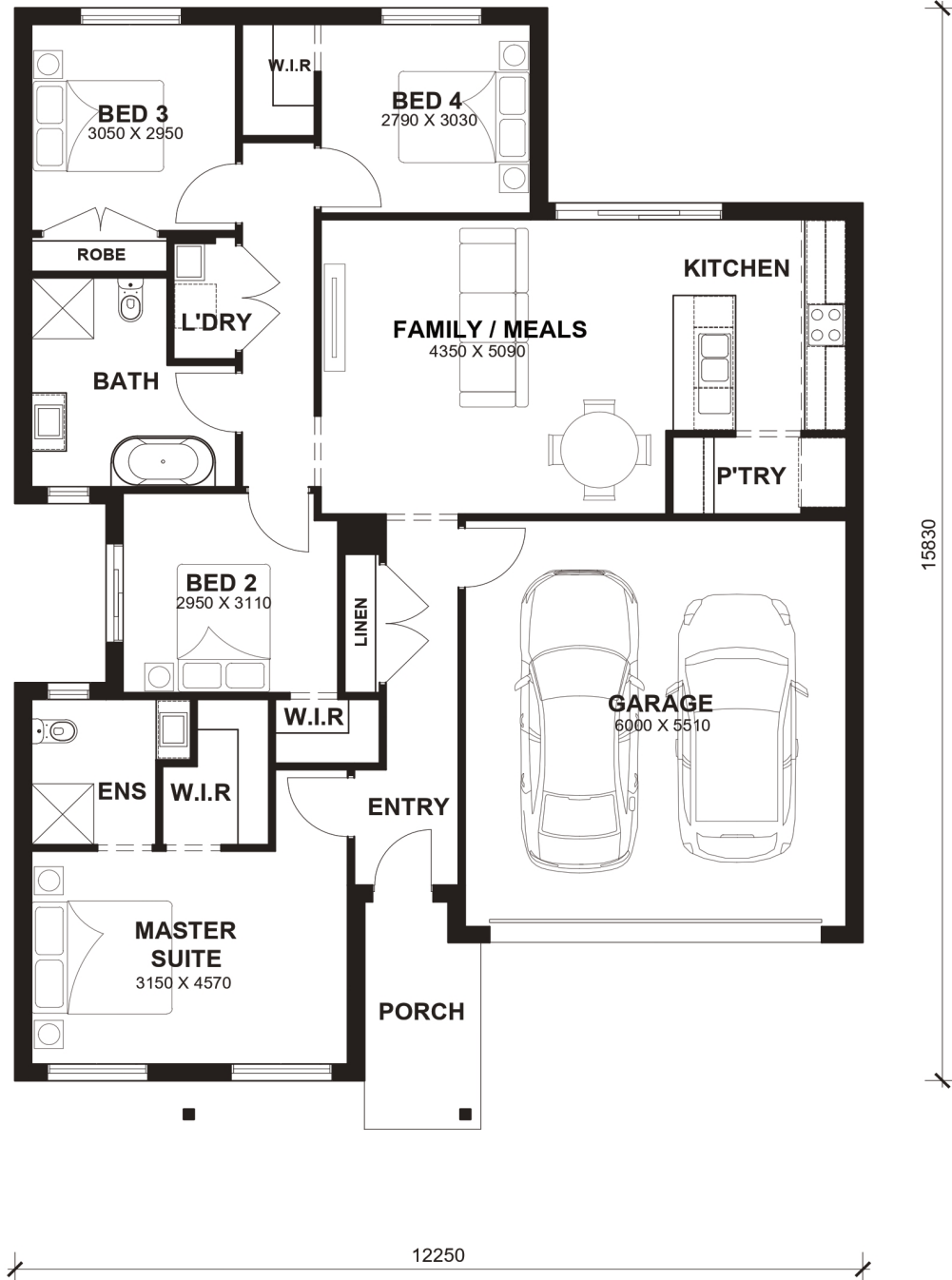
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- Ducted Heating & Evap Cooling throughout house
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- 900mm Appliances to Kitchen
- Coloured Concrete Driveway
- Dishwasher
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms
- TITLED LAND, READY TO BUILD ON!
- Recycled Water Connections
- Aston \$30K Advantage Discount Applied (Ends 30/04/2026)
- Flat Roof Tiles



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LOT WIDTH LOT DEPTH
12.5m⁺ 21m⁺



TOTAL AREAS

| | | | | | | |
|----------------|-----------------|--------|-----------------|-----------------|----------------------|---------|
| FAMILY / MEALS | 4350mm x 5090mm | BED 4 | 2790mm x 3030mm | TOTAL | 169.22m ² | 18.22sq |
| MASTER SUITE | 3150mm x 4570mm | GARAGE | 6000mm x 5510mm | | | |
| BED 2 | 2950mm x 3110mm | | | EXTERIOR LENGTH | | 15,830 |
| BED 3 | 3050mm x 2950mm | | | EXTERIOR WIDTH | | 12,250 |

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