



FOR ILLUSTRATION PURPOSES ONLY

## Aspen 22.5

Monsanto Facade



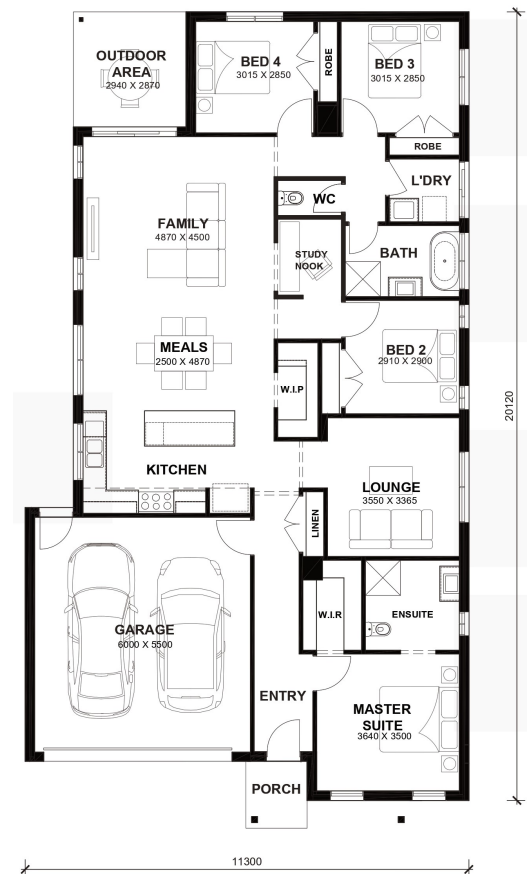
# \$730,350

Lot 211 Bulga Road  
**Sunbury (Rosenthal Estate)**

<b>Lot Size:</b> 425.38m <sup>2</sup>	<b>House Size:</b> 22.51sq
<b>Lot Price:</b> \$410,000	<b>House Price:</b> \$320,350

### PACKAGE INCLUSIONS :

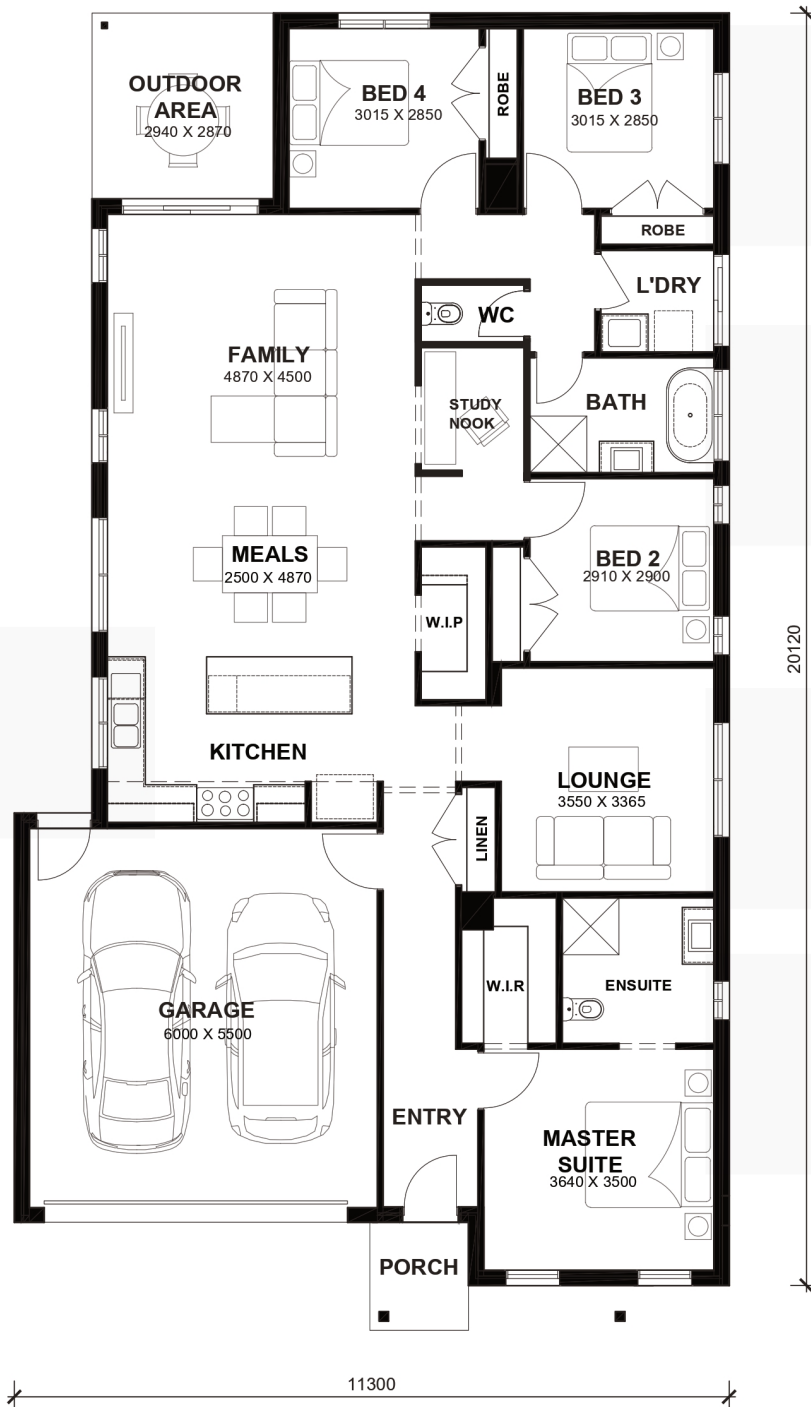
- Double Glazed Windows.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Blinds throughout house excluding bathrooms
- AMAZING 4.8 STARS ON PRODUCT REVIEW
- Full Electric Heating and Refrigerated Cooling System
- 2700 Ceiling + 2340 internal High Doors
- Colored Driveway including path to house
- 40mm stone to kitchen & 20mm stone to bathrooms
- All standard design homes include a 7-star energy rating, featuring solar panels, a heat pump, R5 insulation batts in the ceiling, R2.5 insulation in external walls, and double-glazed windows throughout the house."



# Aspen 22.5



LOT WIDTH 12.5m<sup>+</sup> LOT DEPTH 28m<sup>+</sup>



## TOTAL AREAS

FAMILY	4870mm x 4500mm	BED 4	3015mm x 2850mm	TOTAL	209.14m <sup>2</sup>	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.