



FOR ILLUSTRATION PURPOSES ONLY

Aria 22.5

Hamilton Natural
Facade



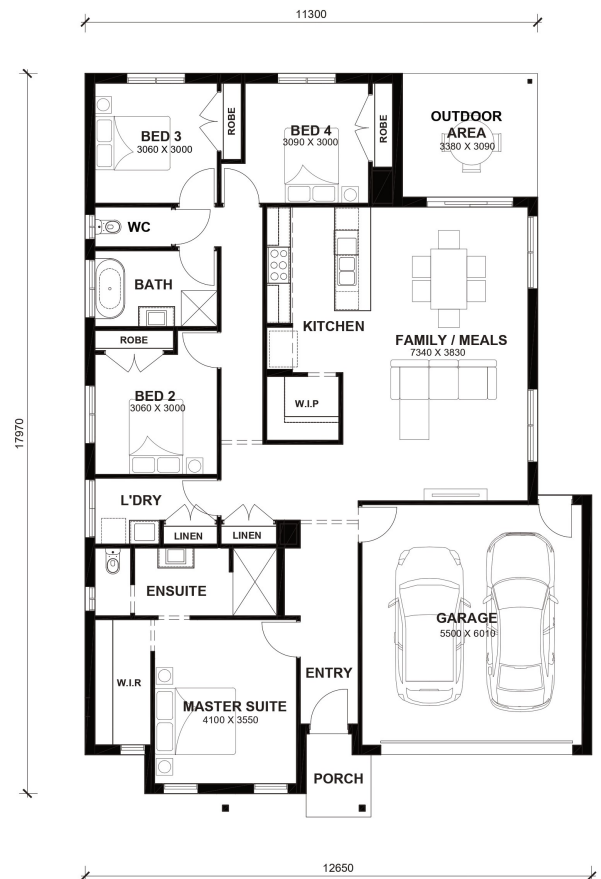
\$633,707

Lot 1216 Torrington Street
Melton South (Maplewood Estate)

Lot Size: 350m ²	House Size: 22.45sq
Lot Price: \$325,000	House Price: \$308,707

PACKAGE INCLUSIONS :

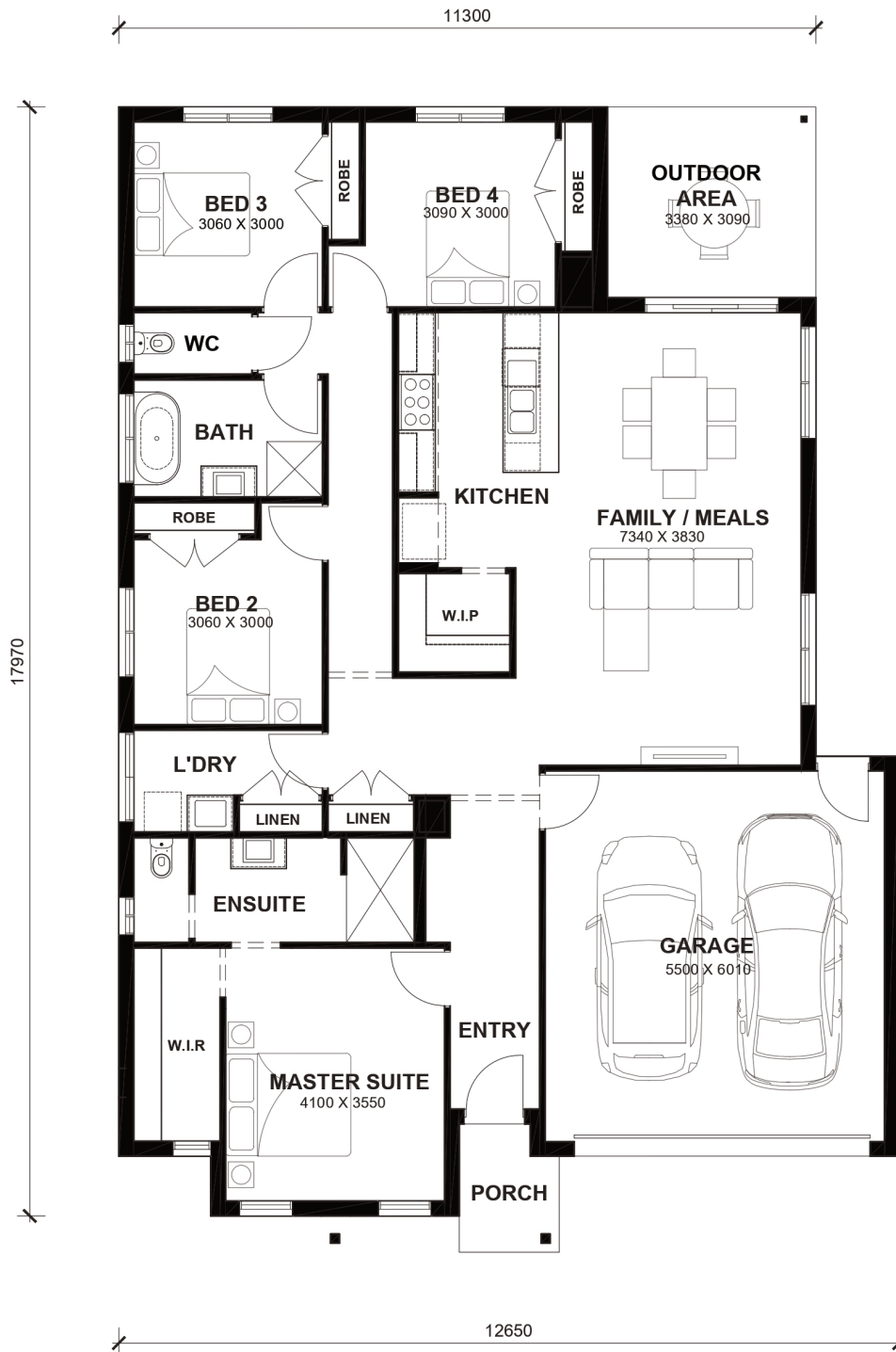
- Led Downlights throughout the House
- Double Glazed Windows.
- Ducted Heating & Evap Cooling throughout house
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- 900mm Appliances to Kitchen
- Coloured Concrete Driveway
- Dishwasher
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms
- Titles May - June 2026
- Aston Homes \$20K Discount Applied - T&C's Apply
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings



Aria 22.5



LOT WIDTH 14m⁺ LOT DEPTH 25m⁺



TOTAL AREAS

FAMILY / MEALS	7340mm x 3830mm	BED 4	3090mm x 3000mm	TOTAL	208.61m ²	22.45sq
MASTER SUITE	4100mm x 3550mm	OUTDOOR AREA	3380mm x 3090mm			
BED 2	3060mm x 3000mm	GARAGE	5500mm x 6010mm	EXTERIOR LENGTH		17,970
BED 3	3060mm x 3000mm			EXTERIOR WIDTH		12,650

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