



FOR ILLUSTRATION PURPOSES ONLY

# Verve 20

Avalon Facade



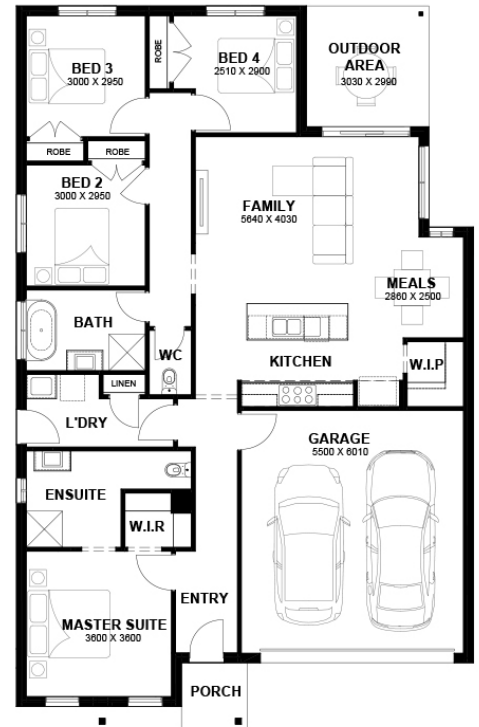
# \$592,771

Lot 1312 Hogan Street  
Melton South (Maplewood Estate)

<b>Lot Size:</b> 312.50m <sup>2</sup>	<b>House Size:</b> 20.01sq
<b>Lot Price:</b> \$308,000	<b>House Price:</b> \$284,771

### PACKAGE INCLUSIONS :

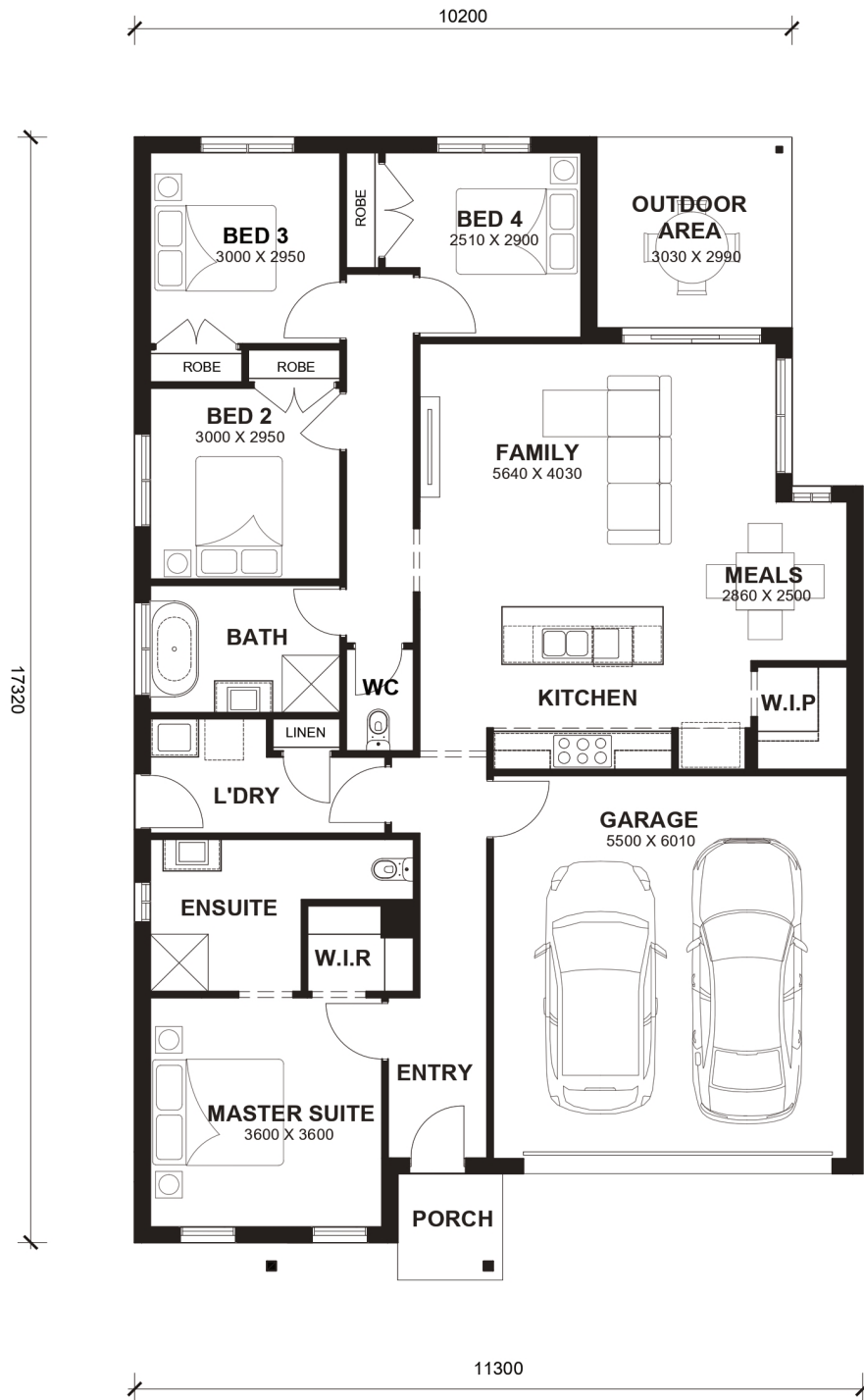
- Led Downlights throughout the House
- Double Glazed Windows.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Coloured Concrete Driveway
- Dishwasher
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms
- 900mm Freestanding Induction Cooker
- Aston Homes \$20K Discount Applied - T&C's Apply
- Estimated Titles - Q1 2027
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings
- Brivis Ducted Reverse Cycle (DRC) up to 11kw single phase full electric heating and refrigerated cooling



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LOT WIDTH 12.5m<sup>+</sup> LOT DEPTH 25m<sup>+</sup>



## TOTAL AREAS

FAMILY	5640mm x 4030mm	BED 3	3000mm x 2950mm	TOTAL	185.91m <sup>2</sup>	20.01sq
MEALS	2860mm x 2500mm	BED 4	2510mm x 2900mm			
MASTER SUITE	3600mm x 3600mm	OUTDOOR AREA	3030mm x 2990mm	EXTERIOR LENGTH		17,320
BED 2	3000mm x 2950mm	GARAGE	5500mm x 6010mm	EXTERIOR WIDTH		11,300

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