



FOR ILLUSTRATION PURPOSES ONLY

## Aspen 22.5

Hamilton Natural  
Facade



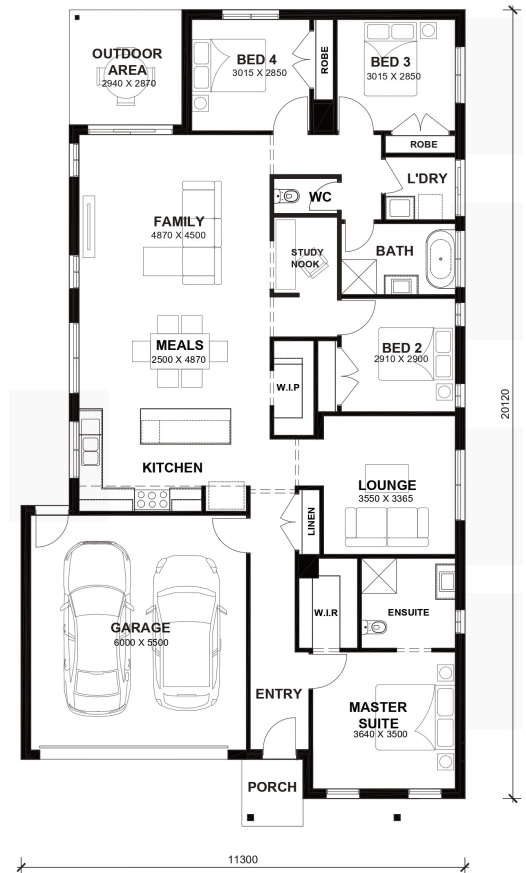
# \$646,193

Lot 1326 Kinane Street  
Melton South (Maplewood Estate)

<b>Lot Size:</b> 350m <sup>2</sup>	<b>House Size:</b> 22.51sq
<b>Lot Price:</b> \$340,000	<b>House Price:</b> \$306,193

### PACKAGE INCLUSIONS :

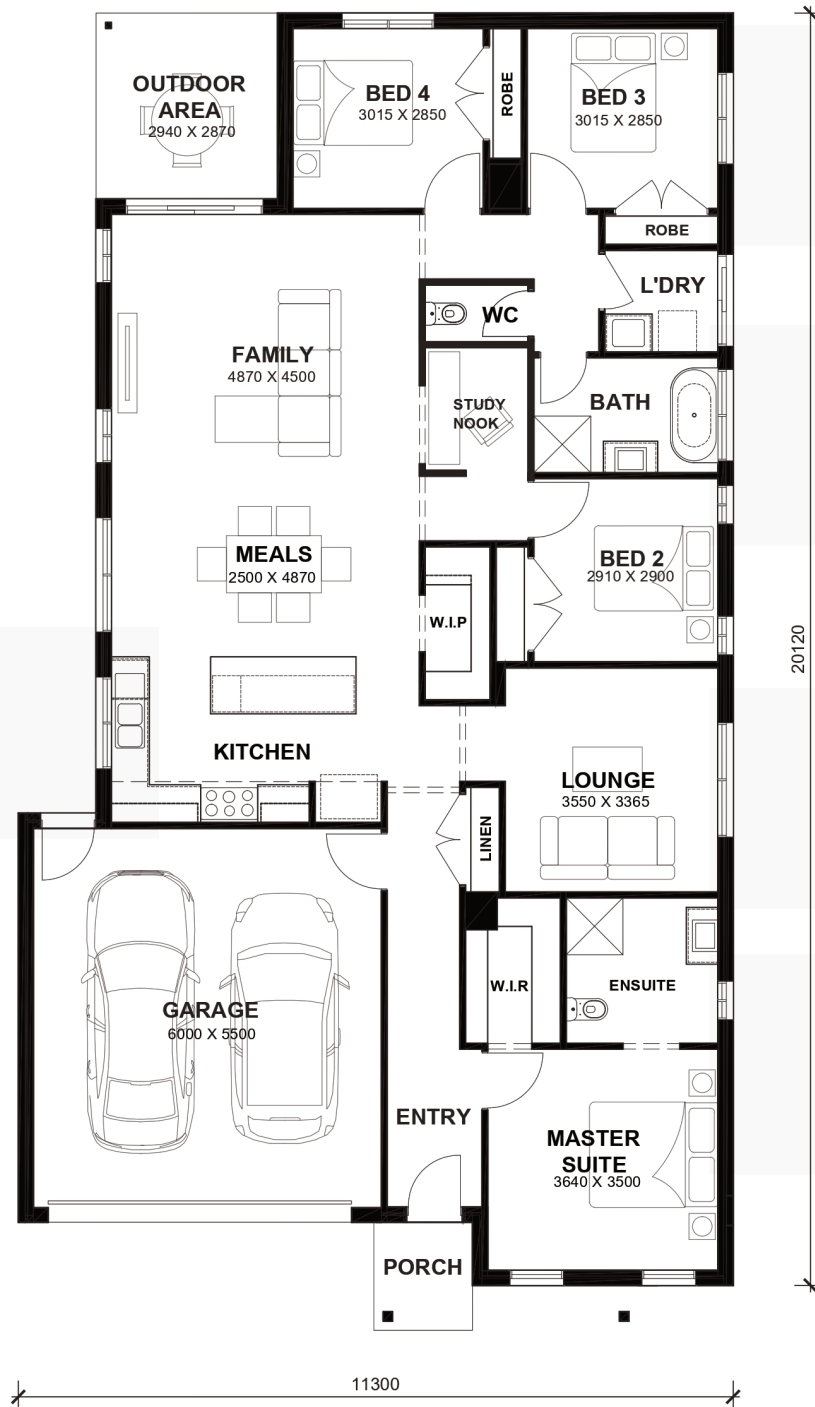
- Led Downlights throughout the House
- Double Glazed Windows.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Coloured Concrete Driveway
- Dishwasher
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms
- 900mm Freestanding Induction Cooker
- Aston Homes \$20K Discount Applied - T&C's Apply
- Estimated Titles - Q1 2027
- Brivis Ducted Reverse Cycle (DRC) up to 13kw single phase full electric heating and refrigerated cooling
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings



# 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.