



Aria 20

Allura Facade



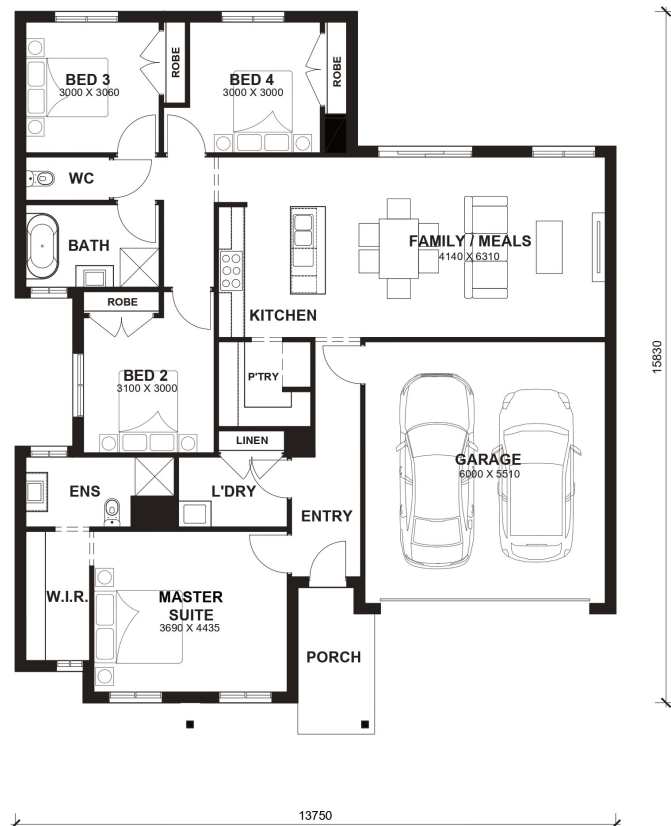
\$642,493

Lot 324 Widecombe Way
Strathtulloh (Balmoral Estate)

Lot Size:	294m ²	House Size:	19.99sq
Lot Price:	\$349,000	House Price:	\$293,493

PACKAGE INCLUSIONS :

- Led Downlights throughout the House
- Double Glazed Windows.
- Evaporative Cooling.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 900mm Freestanding Induction Cooker
- 2590mm High Ceilings
- 20mm Stone Bench to Ensuite, Bathroom and Kitchen
- 30 YEARS STRUCTURAL GUARANTEE
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry
- MEGA SALE PROMOTION \$25k Applied to Total Price
- 3.0KW Solar System
- Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Blinds **Excludes Fencing**



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4



2



1

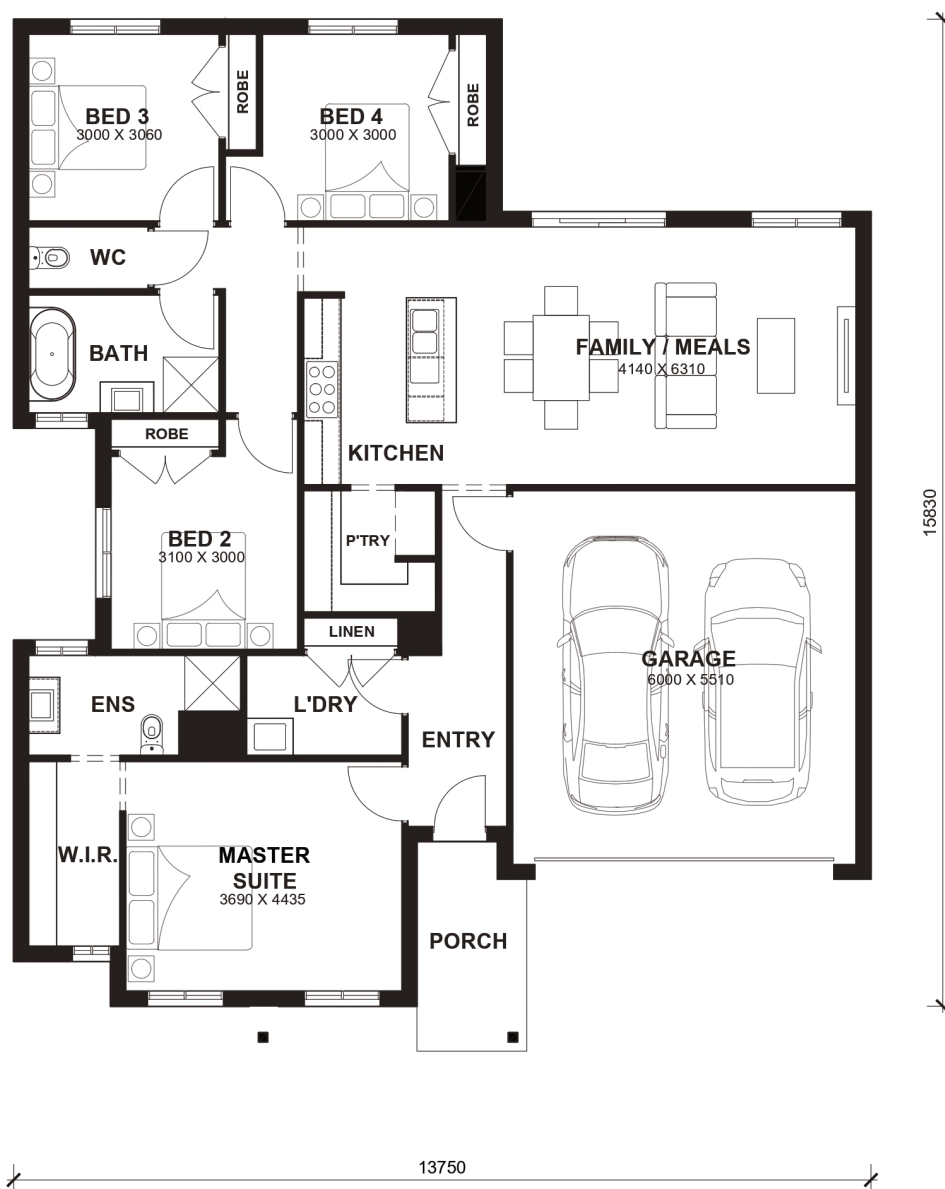


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LOT WIDTH LOT DEPTH

14m⁺

21m⁺



TOTAL AREAS

FAMILY	4140mm x 6310mm	BED 4	3000mm x 3000mm	TOTAL	185.71m ²	19.99sq
MASTER SUITE	3690mm x 4435mm	GARAGE	6000mm x 5510mm			
BED 2	3100mm x 3000mm			EXTERIOR LENGTH		15,830
BED 3	3000mm x 3060mm			EXTERIOR WIDTH		13,750

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