



FOR ILLUSTRATION PURPOSES ONLY

## Aspen 22.5

Hamilton Natural  
Facade



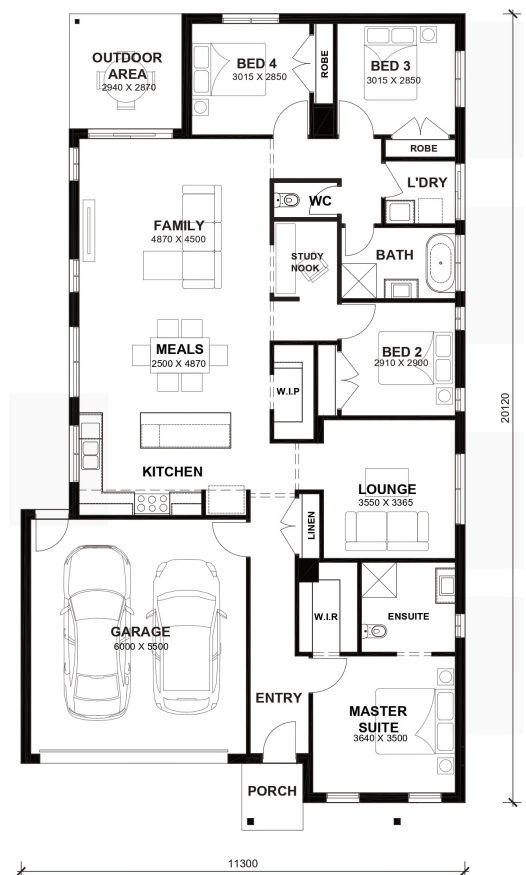
# \$714,209

Lot 805 Sandringham Street  
Strathtulloh (Balmoral Estate)

|                   |                   |                     |           |
|-------------------|-------------------|---------------------|-----------|
| <b>Lot Size:</b>  | 392m <sup>2</sup> | <b>House Size:</b>  | 22.51sq   |
| <b>Lot Price:</b> | \$349,000         | <b>House Price:</b> | \$365,209 |

### PACKAGE INCLUSIONS :

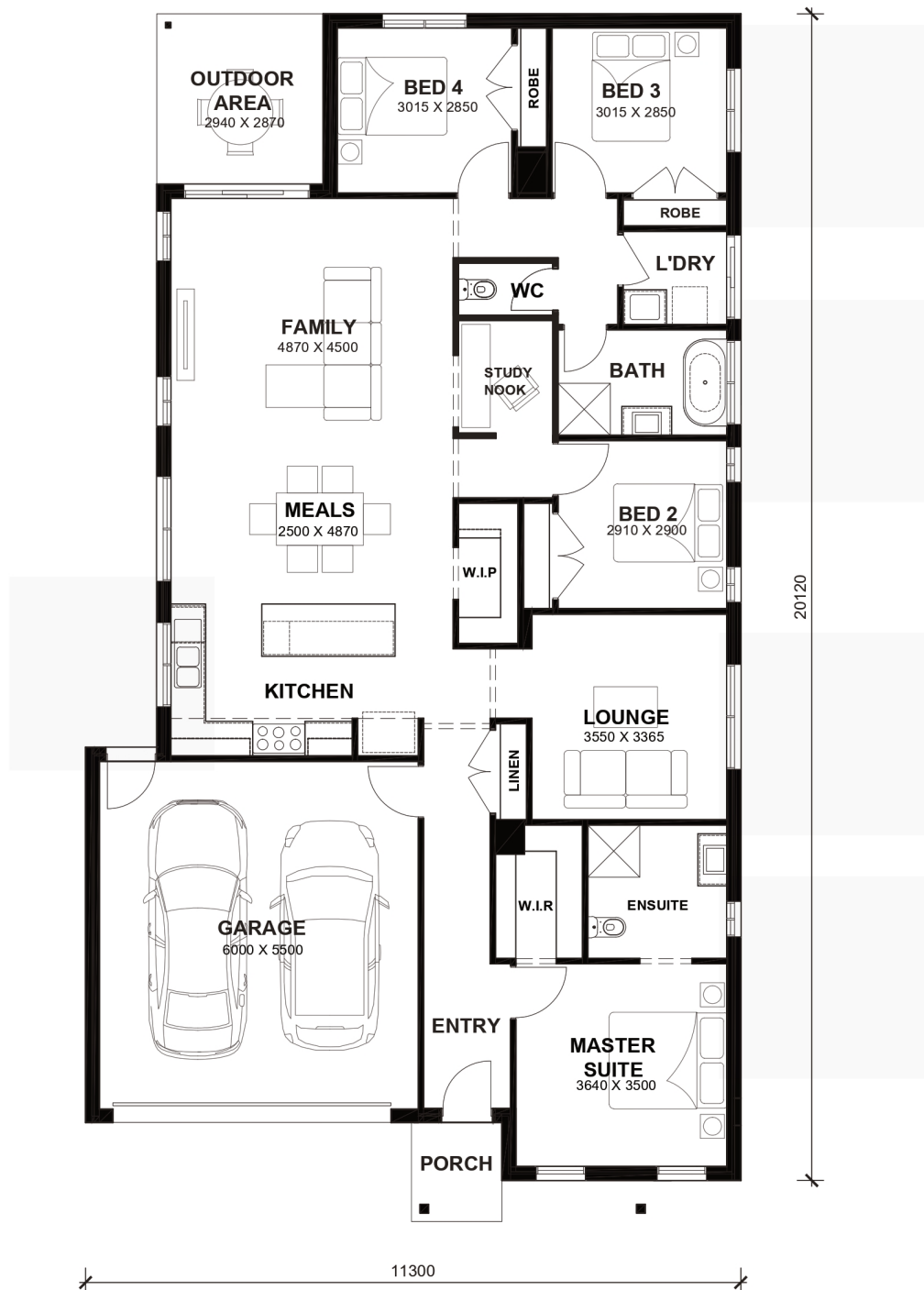
- Led Downlights throughout the House
- Double Glazed Windows.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- TITLED LAND, READY TO BUILD ON!
- 900mm Freestanding Induction Cooker
- 2590mm 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
- Rinnai Inverter Split System Reverse Cycle
- Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Blinds \*\*Excludes Fencing\*\*



# 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.