



FOR ILLUSTRATION PURPOSES ONLY

Eden 15.5

Monsanto Facade



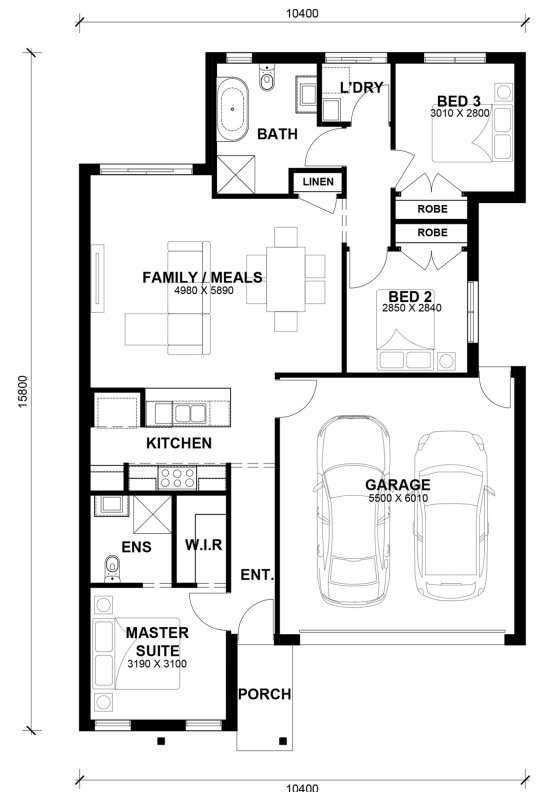
\$619,187

Lot 331 Widecombe Way
Strathtulloh (Balmoral Estate)

Lot Size:	294m ²	House Size:	15.50sq
Lot Price:	\$349,000	House Price:	\$270,187

PACKAGE INCLUSIONS :

- Led Downlights throughout the House
- 900mm x 900mm Tiled Shower Base
- Double Glazed Windows.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 2590mm High Ceilings
- 20mm Stone Bench to Ensuite, Bathroom and Kitchen
- 30 YEARS STRUCTURAL GUARANTEE
- MEGA SALE PROMOTION \$25k Applied to Total Price
- Towel & Toilet Roll Holders
- Rinnai Inverter Split System Reverse Cycle
- Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Blinds **Excludes Fencing**
- 600mm Stainless Steel Induction Cooker



Eden 15.5



3



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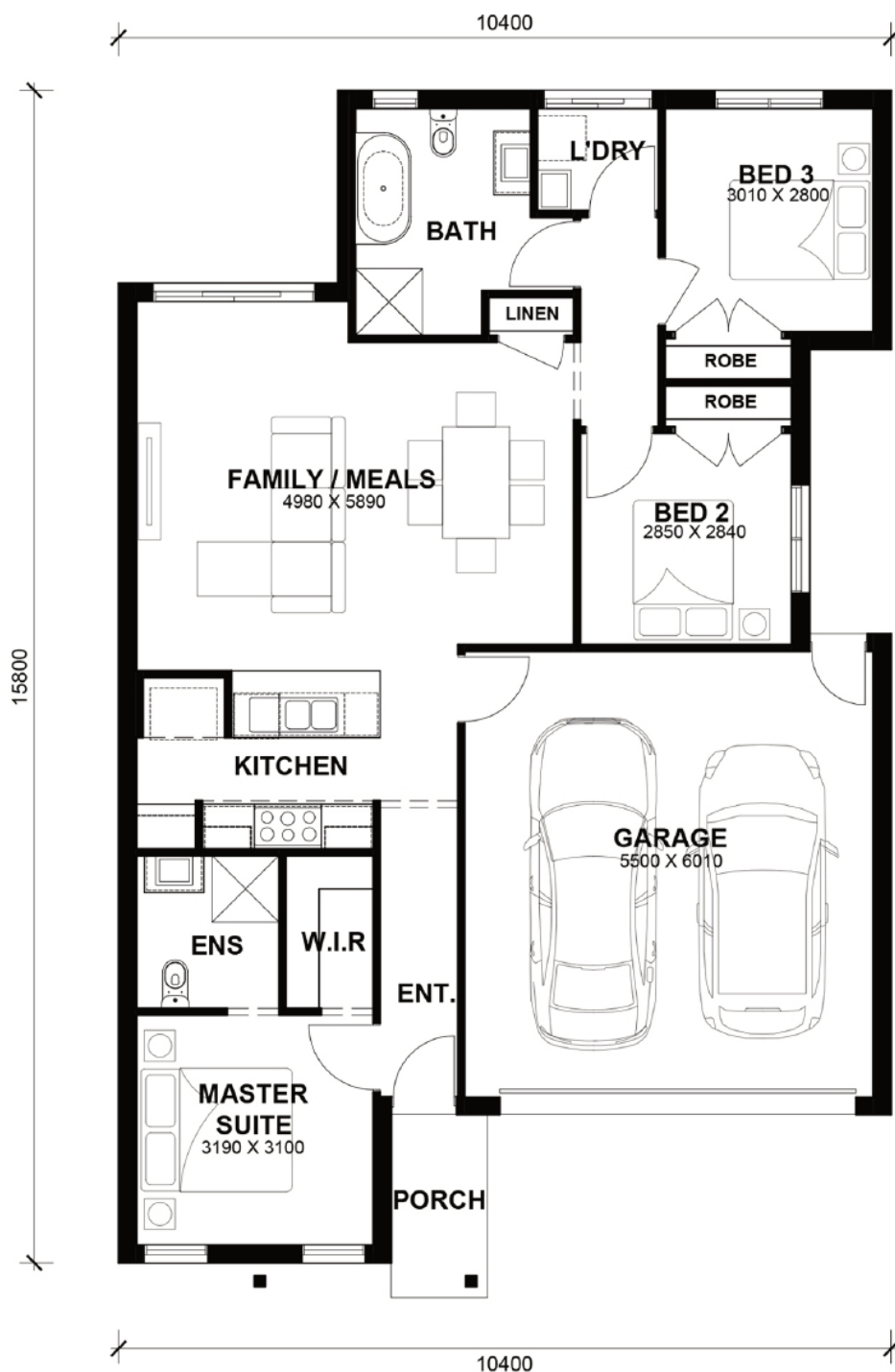


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2

LOT WIDTH LOT DEPTH
10.5m⁺ 21m⁺



TOTAL AREAS

FAMILY / MEALS	4980mm x 5980mm	GARAGE	5500mm x 6010mm	TOTAL	143.12m ²	15.41sq
MASTER SUITE	3190mm x 3100mm					
BED 2	2850mm x 2840mm			EXTERIOR LENGTH		15,800
BED 3	3010mm x 2800mm			EXTERIOR WIDTH		10,400

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