



FOR ILLUSTRATION PURPOSES ONLY

Merino 29

Hamilton Natural
Facade



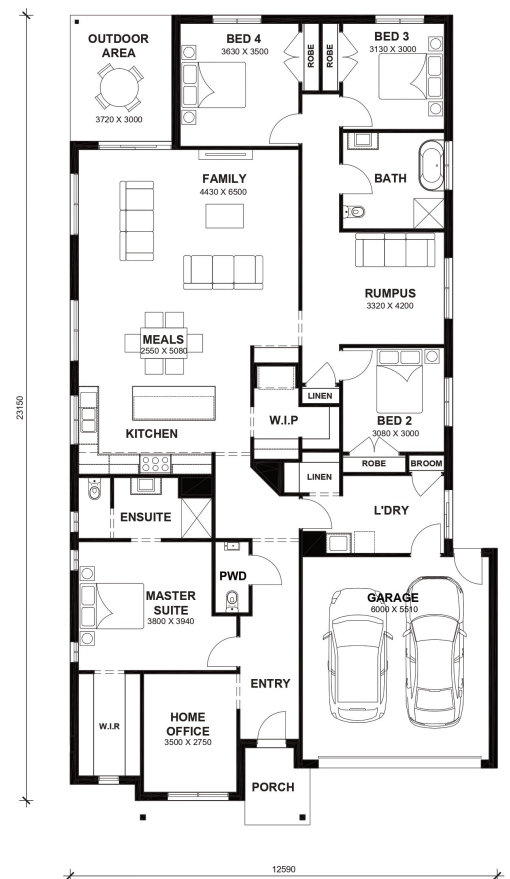
\$788,776

Lot 826 Marylebone Street
Cobblebank (Balmoral Estate)

Lot Size:	448m ²	House Size:	28.87sq
Lot Price:	\$435,000	House Price:	\$353,776

PACKAGE INCLUSIONS :

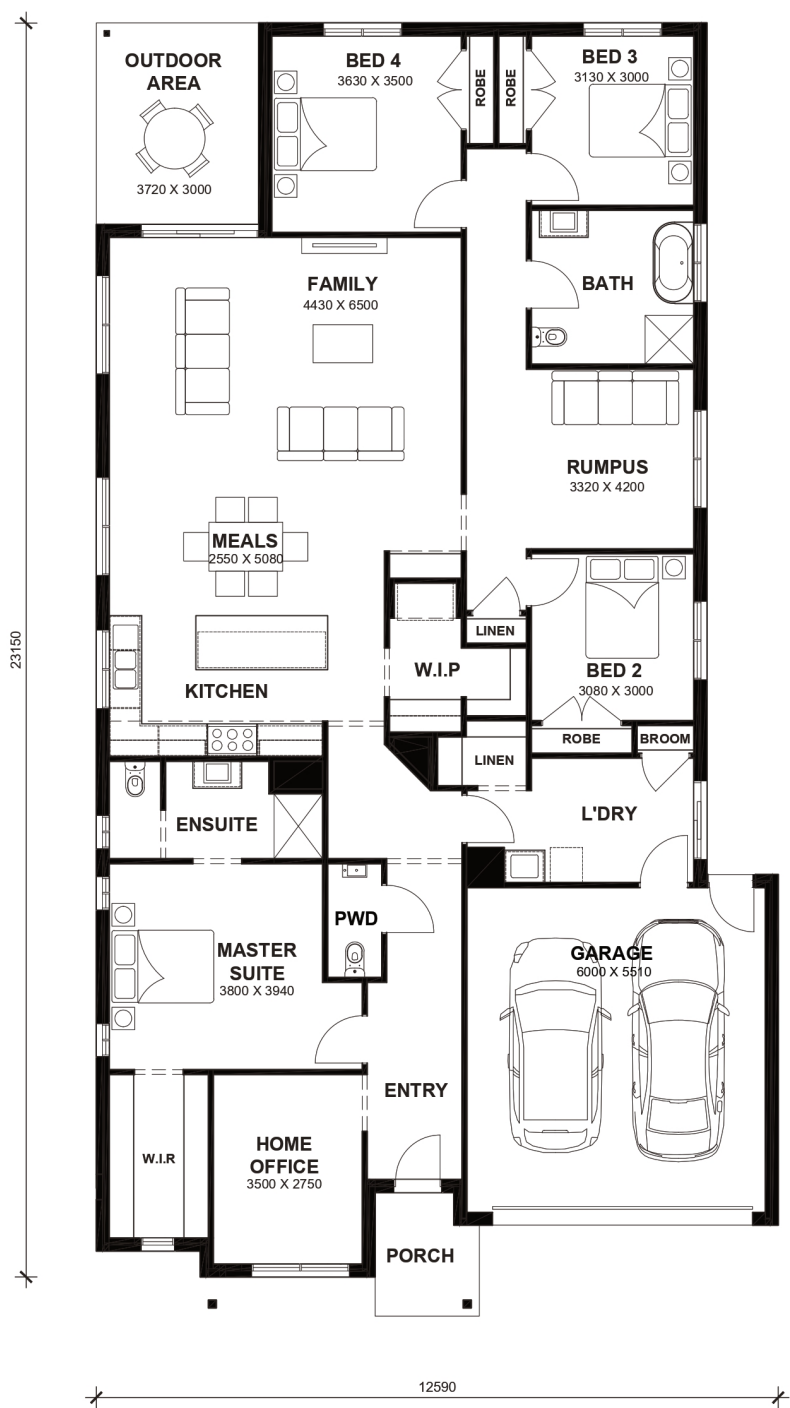
- Led Downlights throughout the House
- Double Glazed Windows.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- TITLED LAND, READY TO BUILD ON!
- 900mm Freestanding Induction Cooker
- 2590mm 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**



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LOT WIDTH 14m⁺ LOT DEPTH 32m⁺



TOTAL AREAS

FAMILY	4430mm X 6500mm	BED 4	3630mm X 3500mm	TOTAL	268.20m ²	28.87sq
MEALS	2550mm X 5080mm	RUMPUS	3320mm X 4200mm			
MASTER SUITE	3800mm X 3940mm	HOME OFFICE	3500mm X 2750mm	EXTERIOR LENGTH		23,150
BED 2	3080mm X 3000mm	OUTDOOR AREA	3720mm X 3000mm	EXTERIOR WIDTH		12,590
BED 3	3130mm X 3000mm	GARAGE	6000mm x 5510mm			

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