



FOR ILLUSTRATION PURPOSES ONLY

Riverton 20

Avalon Facade



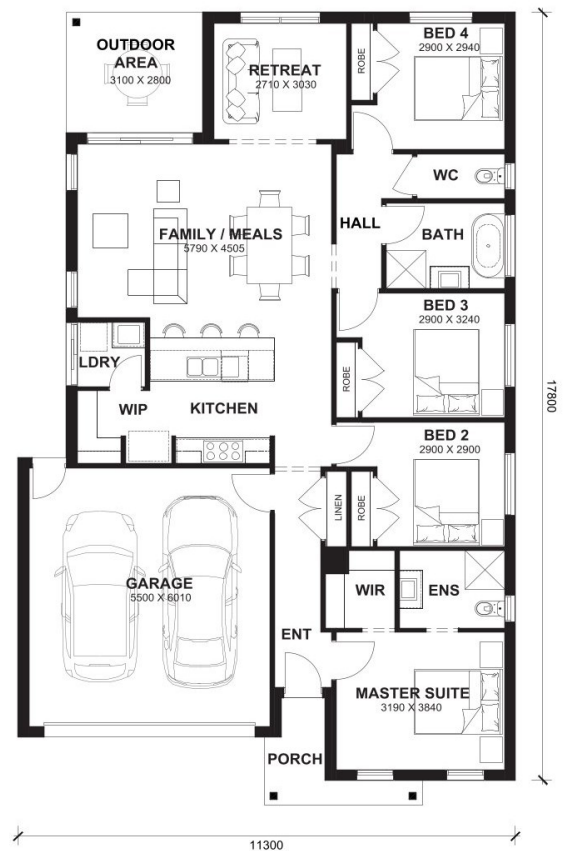
\$689,834

Lot 122 Fowey Drive
Cobblebank (Balmoral Estate)

Lot Size:	356.25m ²	House Size:	20.06sq
Lot Price:	\$385,000	House Price:	\$304,834

PACKAGE INCLUSIONS :

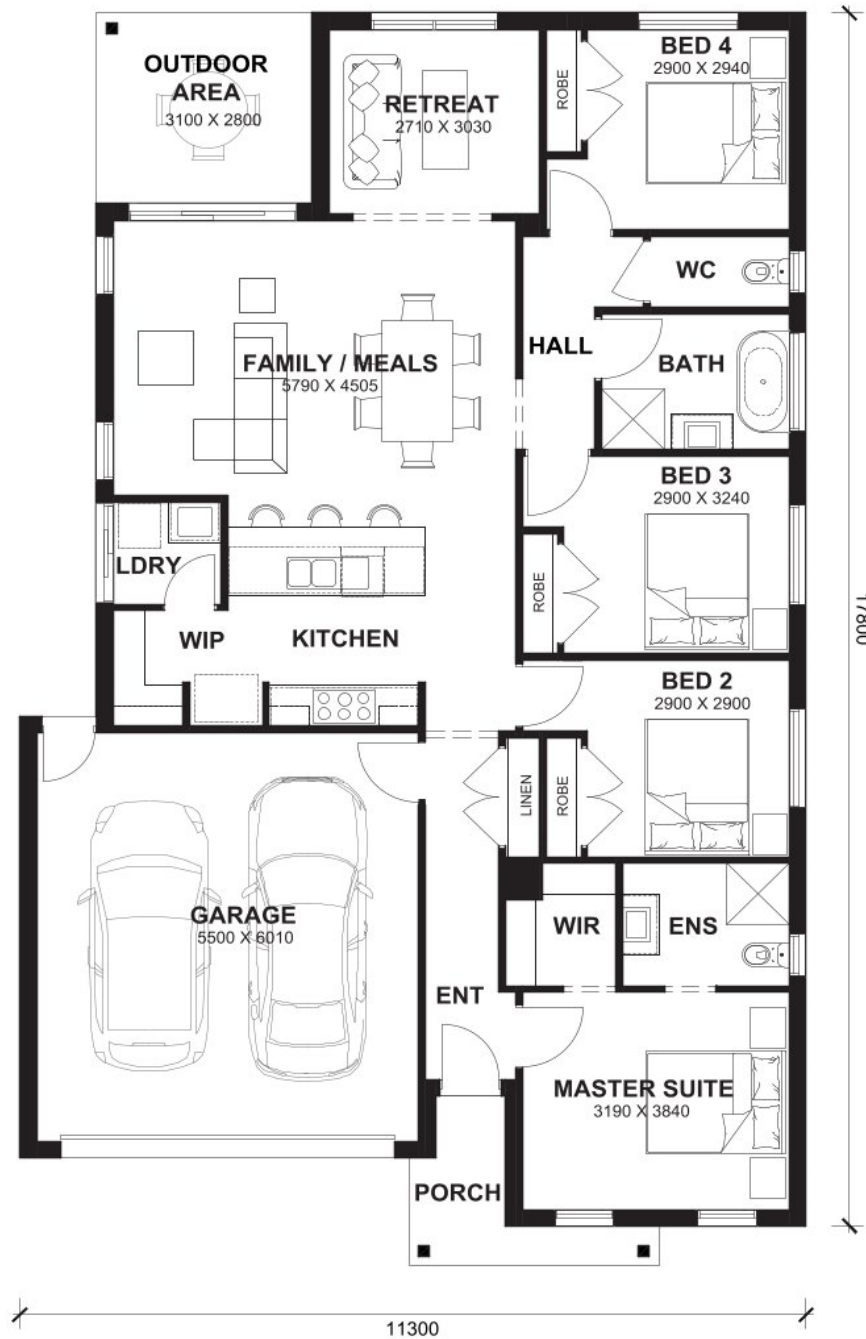
- Led Downlights throughout the House
- Double Glazed Windows.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 900mm Freestanding Induction Cooker
- 2590mm High Ceilings
- 20mm Stone Bench to Ensuite, Bathroom and Kitchen
- 30 YEARS STRUCTURAL GUARANTEE
- MEGA SALE PROMOTION \$25k Applied to Total Price
- Estimated Q2, 2027 Titles
- Rinnai Inverter Split System Reverse Cycle
- Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Blinds **Excludes Fencing**



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LOT WIDTH LOT DEPTH
12.5m⁺ 25m⁺



TOTAL AREAS

FAMILY / MEALS	5790mm x 4505mm	BED 4	2900mm x 2940mm	TOTAL	186.32m ²	20.06sq
MASTER SUITE	3190mm x 3840mm	RETREAT	2710mm x 3030mm			
BED 2	2900mm x 2900mm	GARAGE	5500mm x 6010mm	EXTERIOR LENGTH		17,800
BED 3	2900mm x 3240mm			EXTERIOR WIDTH		11,300

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