



FOR ILLUSTRATION PURPOSES ONLY

Verve 20

Hamilton Gable
Facade



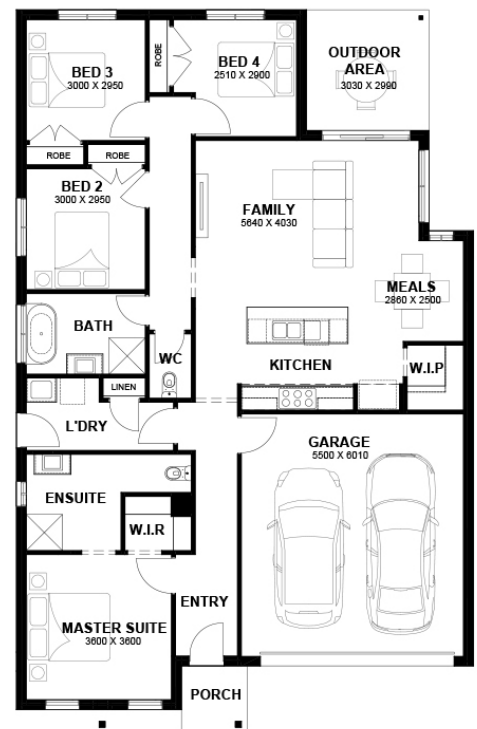
\$676,834

Lot 138 Arncliffe Crescent
Cobblebank (Balmoral Estate)

Lot Size:	312.50m ²	House Size:	20.01sq
Lot Price:	\$375,000	House Price:	\$301,834

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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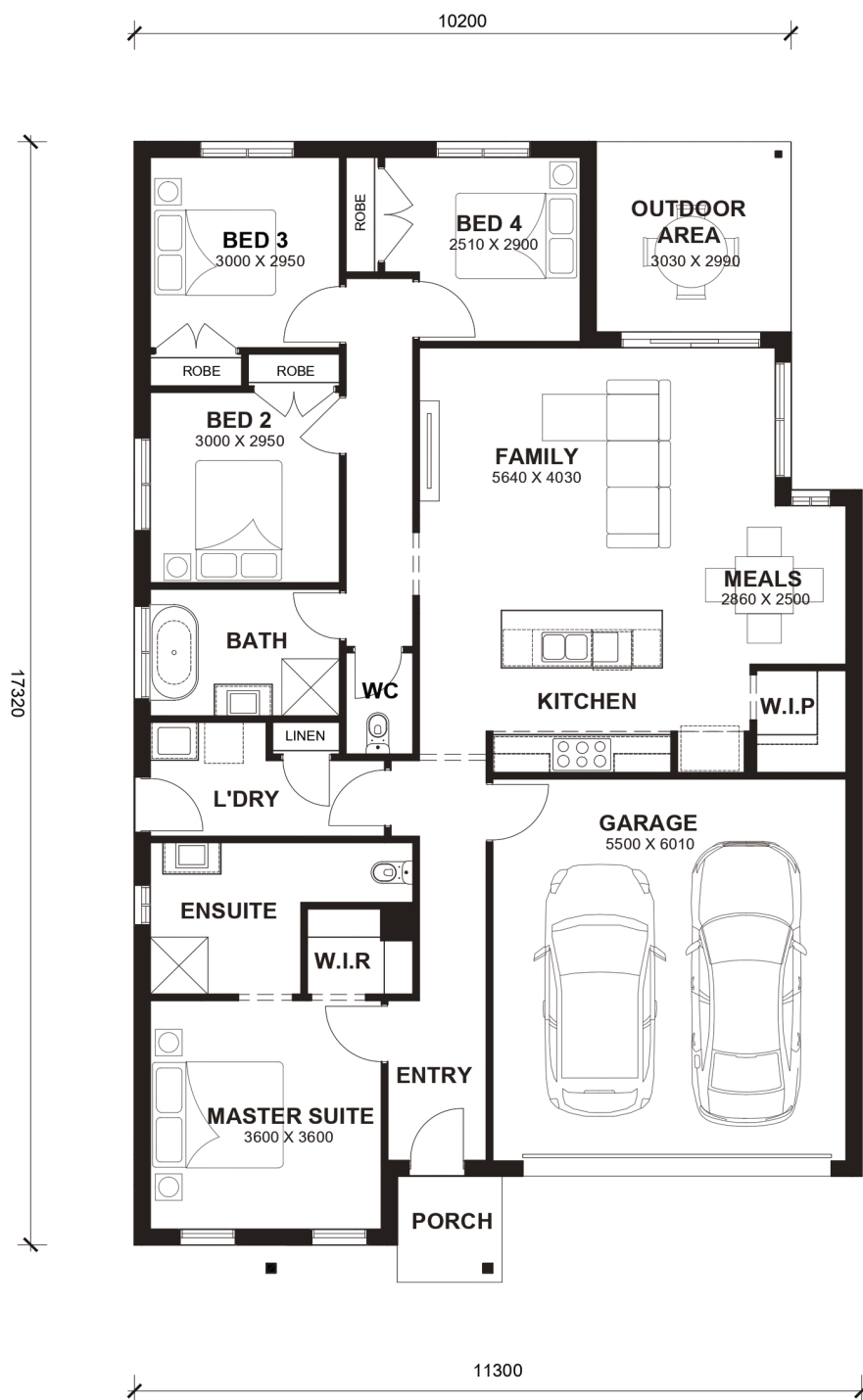
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TOTAL AREAS

FAMILY	5640mm x 4030mm	BED 3	3000mm x 2950mm	TOTAL	185.91m ²	20.01sq
MEALS	2860mm x 2500mm	BED 4	2510mm x 2900mm			
MASTER SUITE	3600mm x 3600mm	OUTDOOR AREA	3030mm x 2990mm	EXTERIOR LENGTH		17,320
BED 2	3000mm x 2950mm	GARAGE	5500mm x 6010mm	EXTERIOR WIDTH		11,300