



FOR ILLUSTRATION PURPOSES ONLY

Aspen 22.5

Sorrento Facade



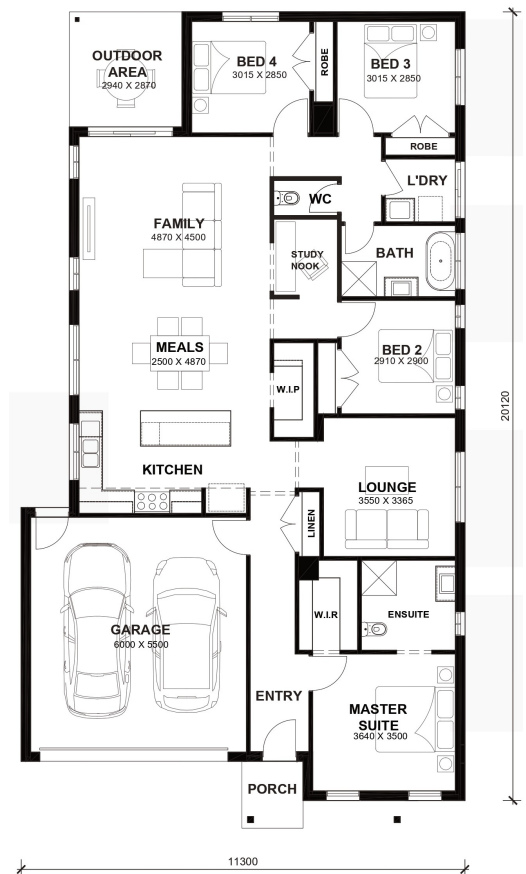
\$659,471

Lot 5231 Witherley Avenue
Strathtulloh (Atherstone Estate)

Lot Size:	350m ²	House Size:	22.51sq
Lot Price:	\$345,000	House Price:	\$314,471

PACKAGE INCLUSIONS :

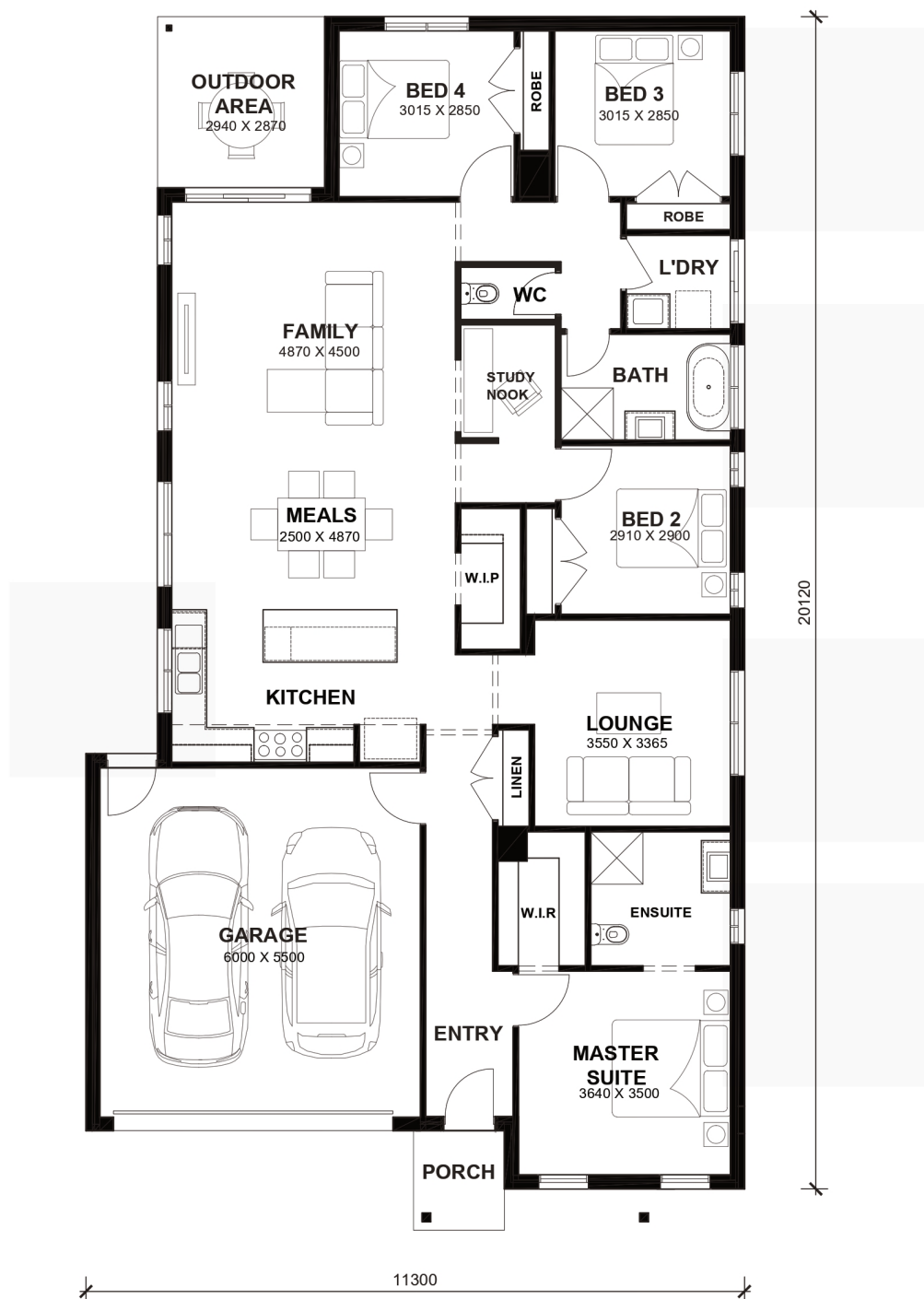
- Double Glazed Windows.
- 2740mm High Ceilings Throughout.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Coloured Concrete Driveway
- Block-Out Roller Blinds to Windows & Sliding Doors
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 900mm Freestanding Induction Cooker
- Ducted Reverse Cycle (DRC) - 11kw single phase full electric heating & refrigerated cooling
- 20mm Stone Bench to Ensuite, Bathroom and Kitchen
- 2340mm High Entry Door + Internal Doors + 2400 High Alfresco Door
- Ducted Reverse Cycle - Refrigerated Cooling and Electric Heating



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LOT WIDTH 12.5m⁺ LOT DEPTH 28m⁺



TOTAL AREAS

FAMILY	4870mm x 4500mm	BED 4	3015mm x 2850mm	TOTAL	209.14m ²	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.