Aria 20

Georgian Facade

4 2 2

$689,046

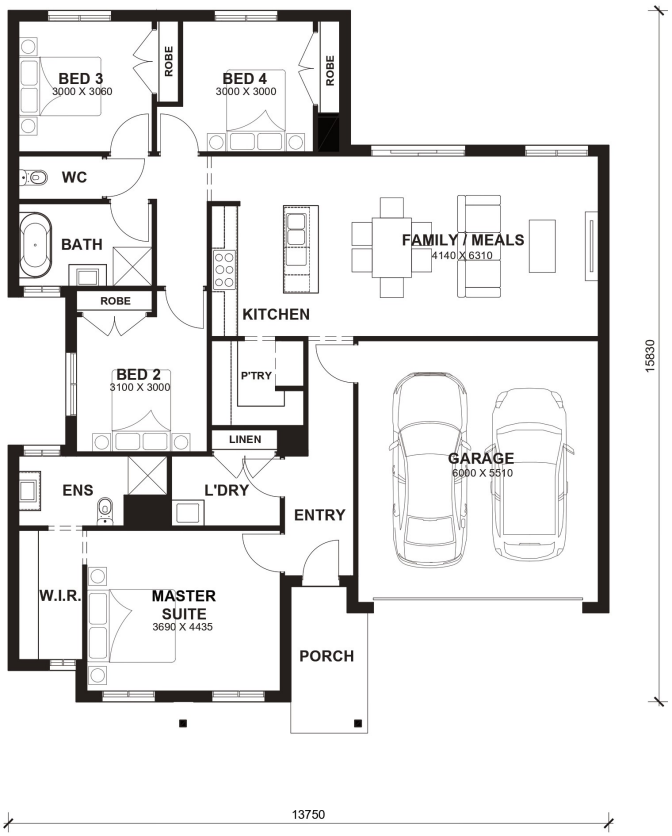
Lot 118 Perolli Place

Tarneit (Montgomery Estate)

Lot Size:	294m²	**House Size:**	19.99sq
Lot Price:	$392,000	**House Price:**	$297,046

PACKAGE INCLUSIONS :

- Double Glazed Windows.
- Soft Closing Drawers & Doors To All Cabinets.
- Ducted Heating & Cooling System: split system air-conditioner
- AMAZING 4.8 STARS ON PRODUCT REVIEW
- 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
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry
- ***FLEXIBLE Floor Plans - Happy to work with you & Redesign a Floor Plan to Suit***
- TURNKEY - Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Block-Out Roller Blinds **Excludes Fencing**
- Fixed Site Costs - Includes Rock Removal & P-Class Slab*



Access collection

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DISCLAIMER: Price correct as of 26-10-2026 and valid for 60 days, Aston Homes has the right to change pricing without notice. "Fixed" pricing means that, subject to the terms of this disclaimer and any changes requested by the client, the price advertised will be the price contained in the building contract and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final price may vary if actual site conditions differ to those shown in developer supplied documents. Aston Homes has the right to charge additional site costs for any rock. Package price excludes telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Facade images shown may not be standard, and may not be included in the price of the home. This brochure is for illustration purposes and is to be used as a guide only.

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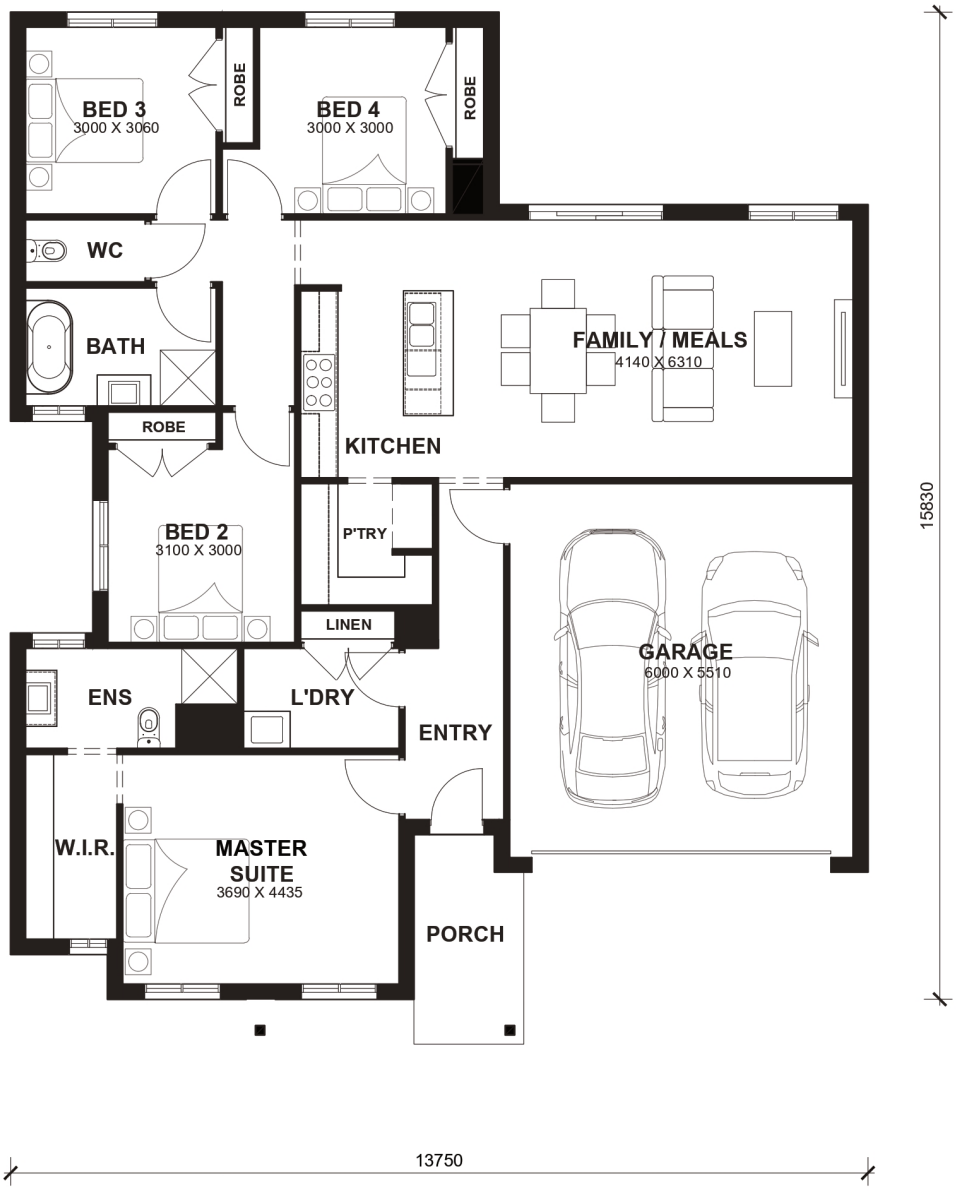
LOT WIDTH 14m+ LOT DEPTH 21m+



TOTAL AREAS

FAMILY	4140mm x 6310mm	BED 4	3000mm x 3000mm	TOTAL	185.71m² 19.99sq
MASTER SUITE	3690mm x 4435mm	GARAGE	6000mm x 5510mm		
BED 2	3100mm x 3000mm			EXTERIOR LENGTH	15,830
BED 3	3000mm x 3060mm			EXTERIOR WIDTH	13,750

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