

Aria 31

Rosetta Facade

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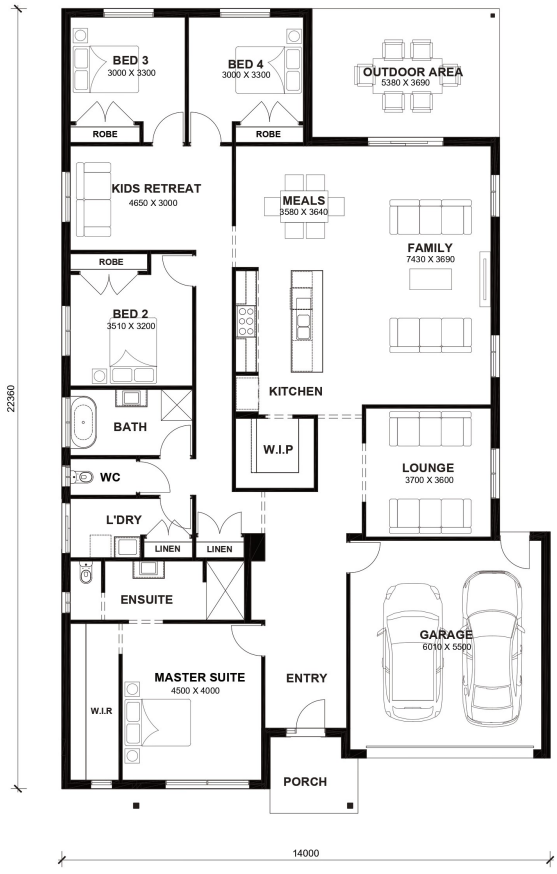
$888,790

Lot 116 Sabino Street
Armstrong Creek (Palomino Estate)

Lot Size:	480m²	**House Size:**	31.34sq
Lot Price:	$479,000	**House Price:**	$409,790

PACKAGE INCLUSIONS :

- Double Glazed Windows.
- Colorbond Roof
- Site Costs Included (Subject to T&C's).
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings
- 30 YEARS STRUCTURAL GUARANTEE
- ***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**
- 900mm Inbuilt Induction Cooktop & Inbuilt Oven
- Ducted Reverse Cycle (DRC) up to 18kw single phase full electric heating and refrigerated cooling unit
- **Floorplan to reduce from 31.34sq to 31sq to Suit block**



Access collection

Tyler Lee

Phone: 0433 369 469

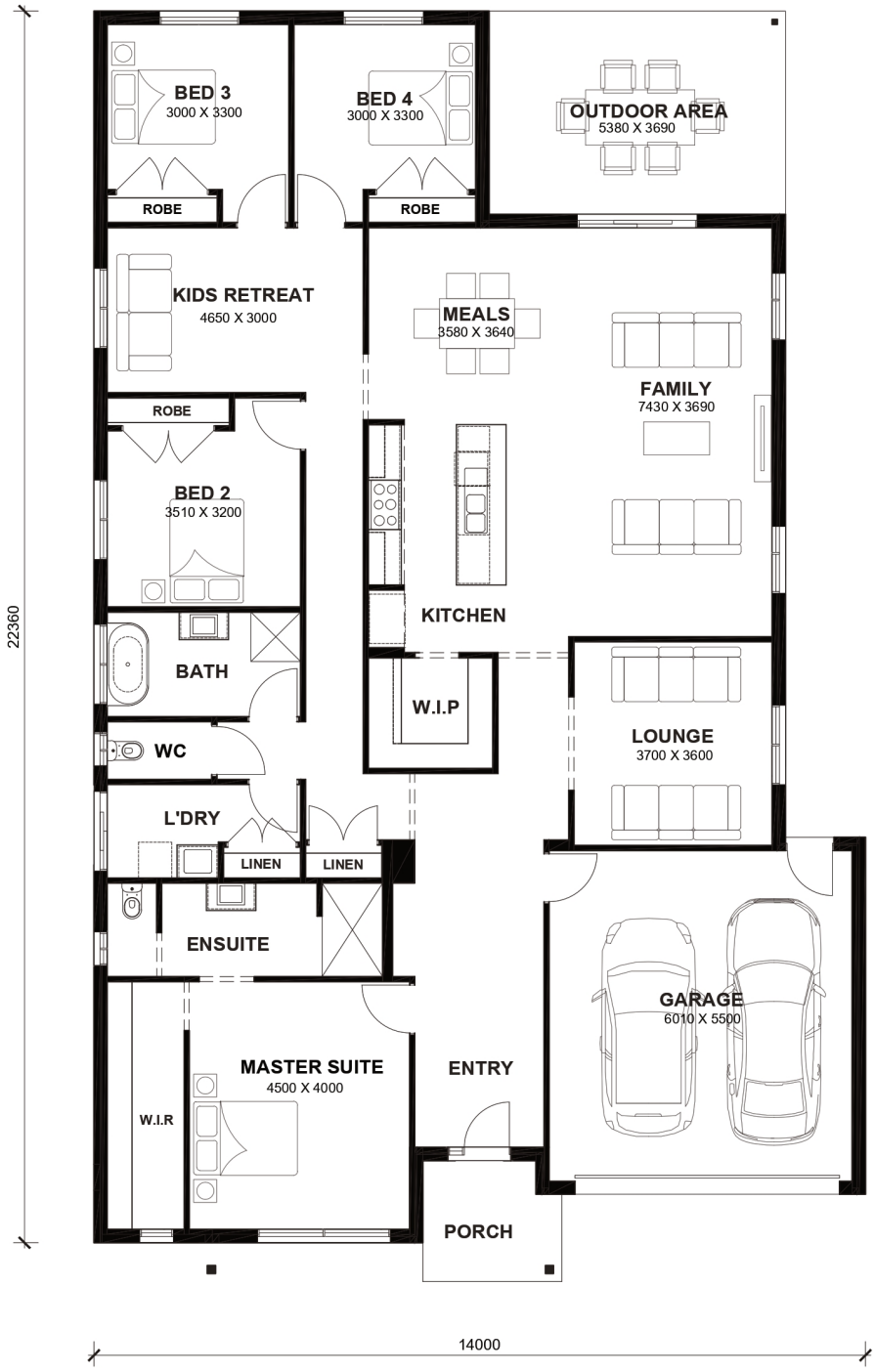
Email: tyler@astonhomes.com.au

DISCLAIMER: Price correct as of 04-11-2026 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 16m+ LOT DEPTH 32m+



TOTAL AREAS

FAMILY	7430mm x 3690mm	BED 4	3000mm x 3300mm	TOTAL	291.11m² 31.34sq
MEALS	3580mm x 3640mm	LOUNGE	3700mm x 3600mm		
MASTER SUITE	4500mm x 4000mm	KIDS RETREAT	4650mm x 3000mm	EXTERIOR LENGTH	22,360
BED 2	3510mm x 3200mm	OUTDOOR AREA	5380mm x 3690mm	EXTERIOR WIDTH	14,000
BED 3	3000mm x 3300mm	GARAGE	6100mm x 5500mm		

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