



FOR ILLUSTRATION PURPOSES ONLY

Iris 17

Avalon 8.5 Facade



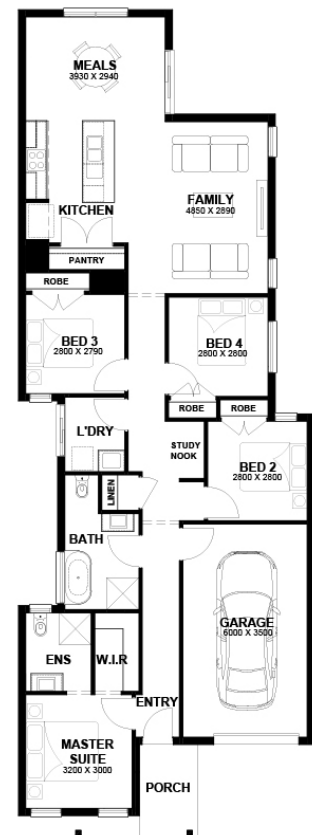
\$579,290

Lot 1736 Verdant Hill
Tarneit (Verdant Hill Estate)

Lot Size:	265.50m ²	House Size:	16.92sq
Lot Price:	\$321,500	House Price:	\$257,790

PACKAGE INCLUSIONS :

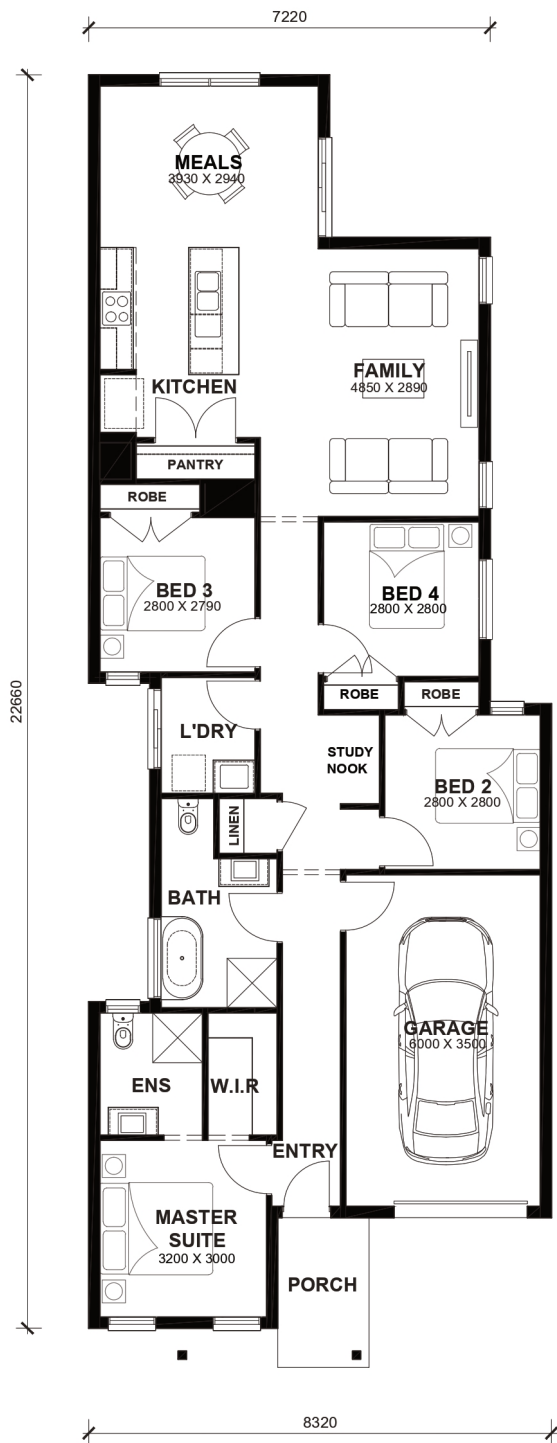
- Tiles/Laminate flooring in living areas
- 2.2kw Solar System
- Double Glazed Windows (Design Specific).
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- Ducted Heating.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- 900mm stainless steel appliances (Design Specific).
- 215L Heat Pump Hot water Service.
- Back to Wall freestanding bath tub (size specific).
- THE BIG DEAL - Offer 2 - Fixed Site Costs \$2,000 (Valued at \$15,000)



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LOT WIDTH LOT DEPTH
8.5m⁺ 28m⁺



TOTAL AREAS

FAMILY	4850mm x 2890mm	BED 3	2800mm x 2790mm	TOTAL	15717m ²	16.92sq
MEALS	3930mm x 2940mm	BED 4	2800mm x 2800mm			
MASTER SUITE	3200mm x 3000mm	GARAGE	6000mm x 3500mm	EXTERIOR LENGTH		22,660
BED 2	2800mm x 2800mm			EXTERIOR WIDTH		8,320

House size on brochure is based on the Avalon 8.5m facade. Size may vary dependant on facade. Please refer to working drawings for complete dimensions.