



FOR ILLUSTRATION PURPOSES ONLY

## Berkeley 18

Avalon Facade



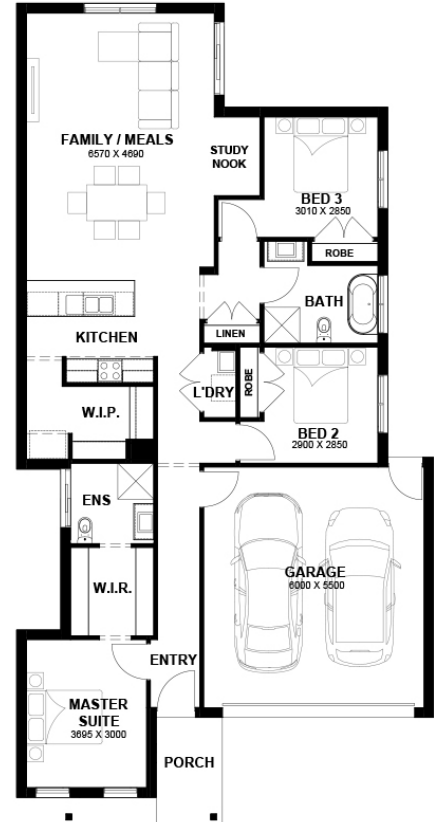
**\$599,810**

Lot 5327 Atherton Steet  
**Beveridge (Mandalay Estate)**

<b>Lot Size:</b>	350m <sup>2</sup>	<b>House Size:</b>	18.33sq
<b>Lot Price:</b>	\$329,000	<b>House Price:</b>	\$270,810

### PACKAGE INCLUSIONS :

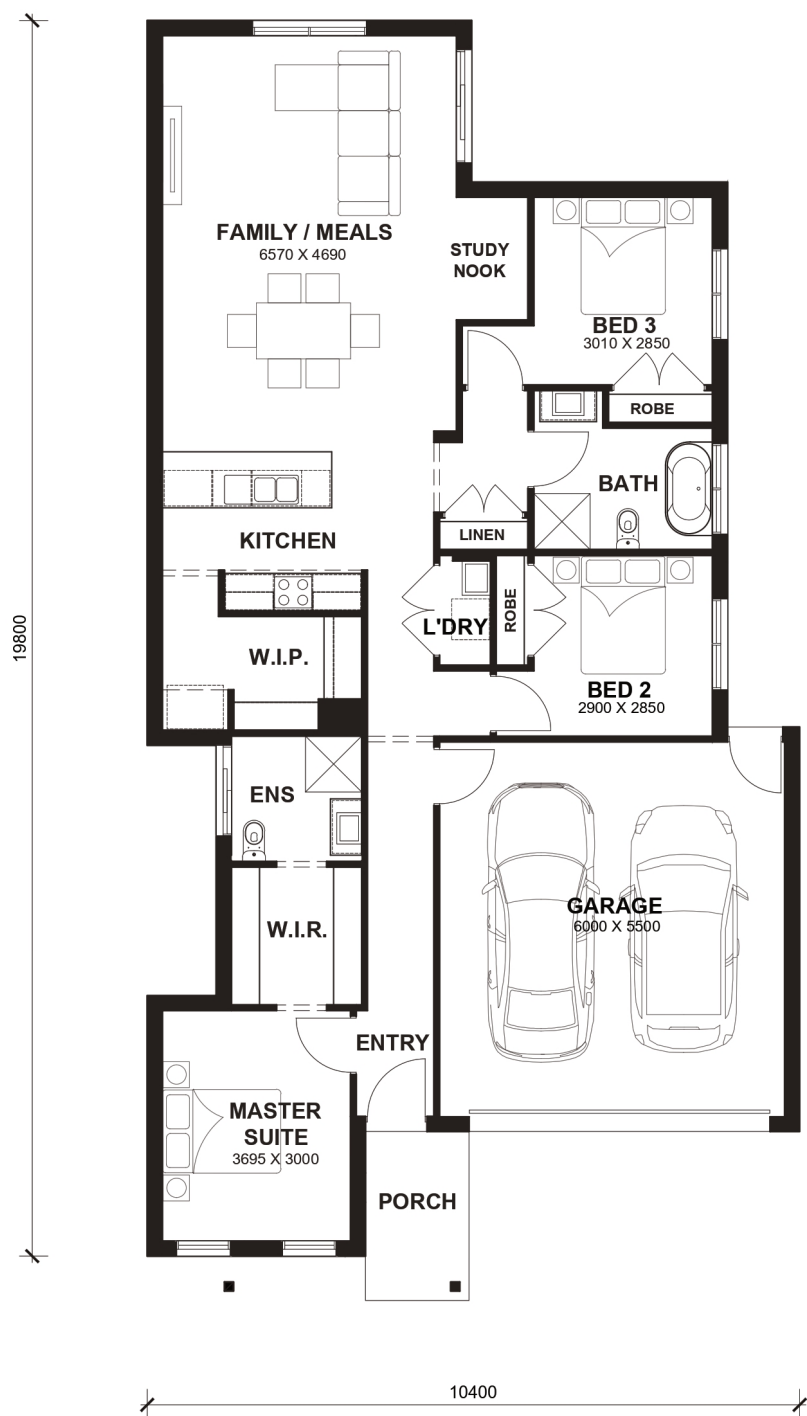
- 2.2kw Solar System
- Double Glazed Windows (Design Specific).
- TITLED LAND
- 20mm Stone Benchtops Throughout.
- 22.5 Degree Roof Pitch.
- 2590mm High Ceilings Throughout.
- Ducted Heating.
- LED Tri-Colour Downlights Throughout.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Tile Splashback To Kitchen.
- 900mm stainless steel appliances (Design Specific).
- 215L Heat Pump Hot water Service.



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LOT WIDTH LOT DEPTH  
10.5m<sup>+</sup> 25m<sup>+</sup>



## TOTAL AREAS

FAMILY / MEALS	6570mm x 4690mm	GARAGE	6000mm x 5500mm	TOTAL	170.26m <sup>2</sup>	18.33sq
MASTER SUITE	3695mm x 3000mm					
BED 2	2900mm x 2850mm			EXTERIOR LENGTH		19,800
BED 3	3010mm x 2850mm			EXTERIOR WIDTH		10,400

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