

## **Berkeley 18**

Hamilton Natural Facade



# \$599,810

FAMILY / MEALS 6570 X 4690

### Lot 5334 Ball Street Beveridge (Mandalay Estate)

Lot Size:	350m²	House Size:	18.33sq
Lot Price:	\$329,000	House Price:	\$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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STUDY NOOK



Tom Pisevski Phone: 0448676994 Email: tom@astonhomes.com.au DISCLAIMER: Price correct as of 15-11-2024 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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#### **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.