



FOR ILLUSTRATION PURPOSES ONLY

Berkeley 18

Hamilton Natural Facade



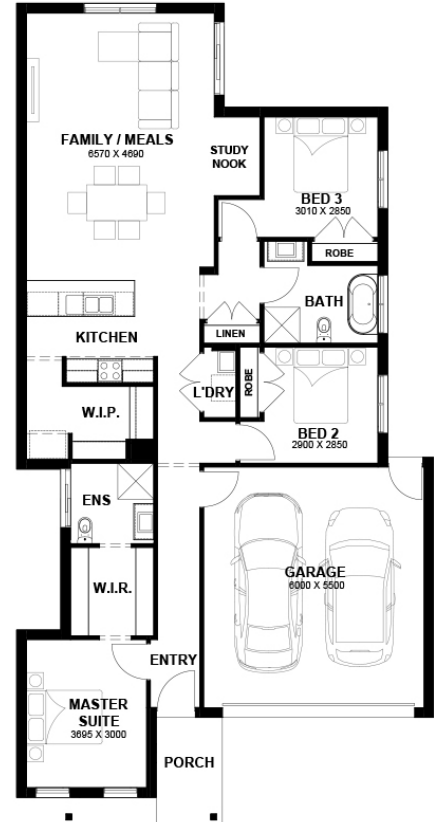
\$599,810

Lot 5334 Ball Street
Beveridge (Mandalay Estate)

Lot Size:	350m ²	House Size:	18.33sq
Lot Price:	\$329,000	House Price:	\$270,810

PACKAGE INCLUSIONS :

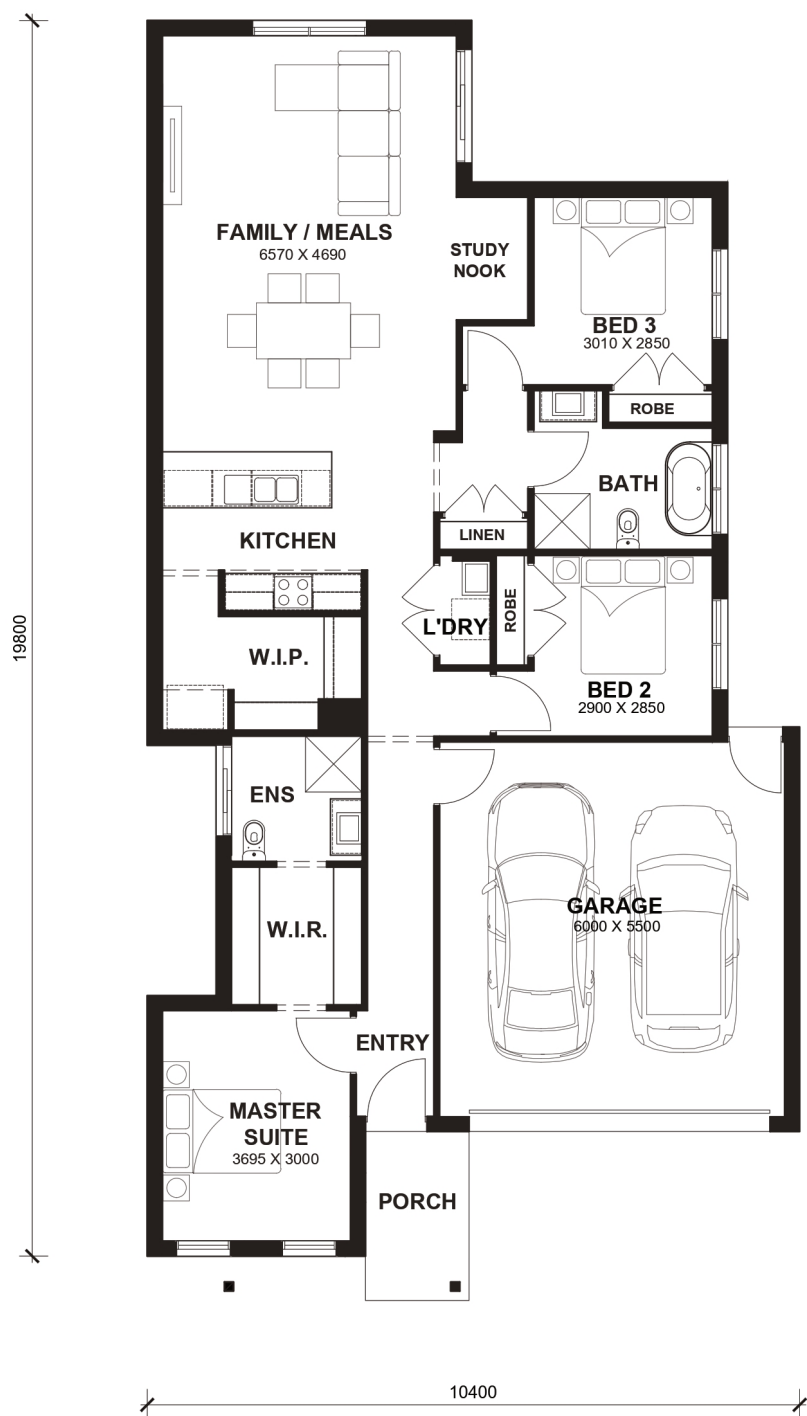
- 2.2kw Solar System
- Double Glazed Windows (Design Specific).
- TITLED LAND
- 20mm Stone Benchtops Throughout.
- 22.5 Degree Roof Pitch.
- 2590mm High Ceilings Throughout.
- Ducted Heating.
- LED Tri-Colour Downlights Throughout.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site 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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LOT WIDTH LOT DEPTH
10.5m⁺ 25m⁺



TOTAL AREAS

FAMILY / MEALS	6570mm x 4690mm	GARAGE	6000mm x 5500mm	TOTAL	170.26m ²	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.