



**AVALON 37**  
Richmond with Balcony Facade

PACKAGE PRICE:  
**\$1,882,900**

House Price: \$778,000  
Land Price: \$1,104,900



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*A grand home  
redefining  
modern family  
living with luxe  
inclusions.*

*Expected Rego Date: End Qtr 4 2026  
Land Size: 505.6 m<sup>2</sup>*

**INCLUSIONS**

- Upstyle Promotion included for Free valued up to \$45,000\*
- Ducted Actron air conditioning
- 20mm Engineered stone to kitchen benchtops
- 2590mm ceiling height to ground floor
- 900mm Westinghouse cooktop & oven + Dishwasher
- Microwave with trim kit
- Tiles to porch, entry, kitchen, living, family, dining, hallway, media & alfresco
- Carpets to bedroom, upstairs living & guest bedroom
- Alfresco included
- Premium 3 coat paint system
- 40 x downlights included
- LED door bell
- Premium 3 coat paint system
- 'Coloured On' concrete driveway
- Fixed Price 18 Month Tender
- 7 Star Basix rating included
- Fixed site costs
- NB: \*Terms & Conditions apply  
Excludes fencing & landscaping

# LOT 1061, EVERDENE



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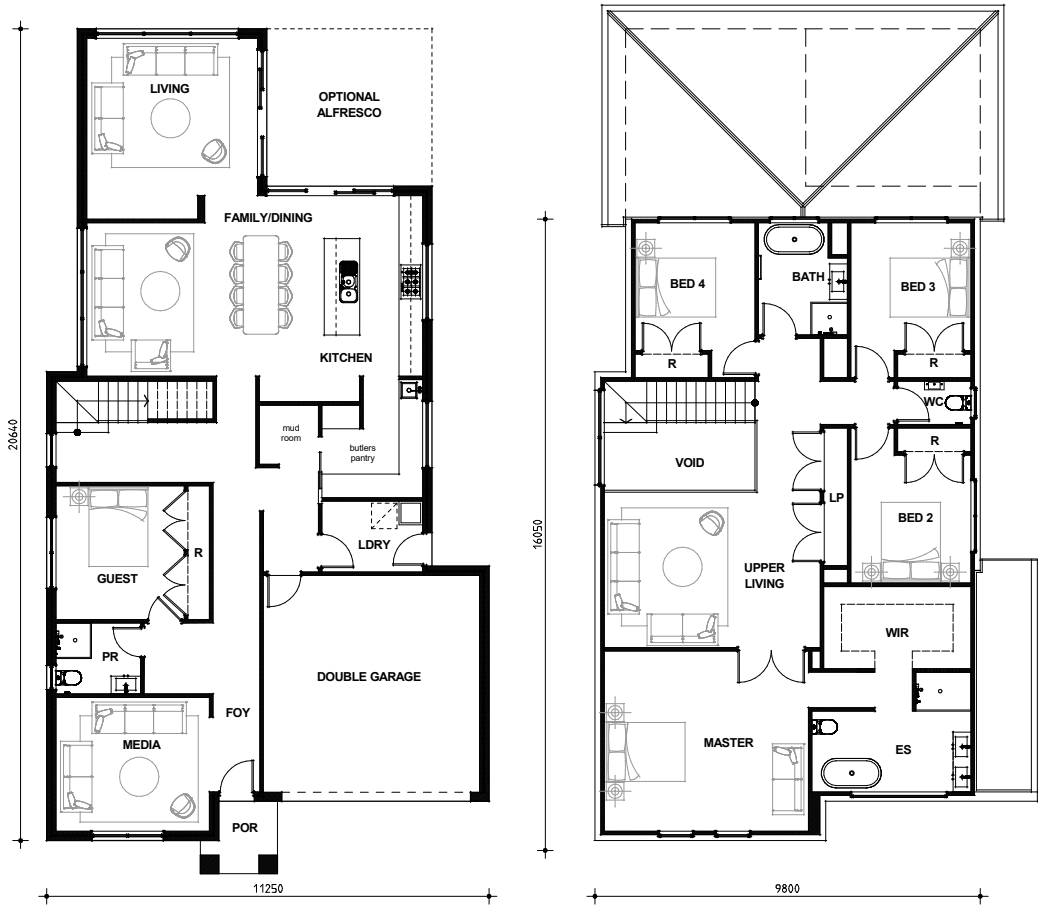


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floor areas	(sqm)
ground	148.6
garage	33.7
porch	3.1
first	146.9
optional alfresco	16.8
total	349.1
room sizes	(mm)
garage	5500x5510
master	5190x4580
bed 2	3050x3250
bed 3	3050x3250
bed 4	3050x3250
kitchen	2500x4590
living	4340x4600
family/dining	6000x3900
media	3900x3400
guest	3250x3400
upper living	5490x4000
optional alfresco	4200x4000



DISCLAIMER: All images and drawings including landscape plans are for illustrative purposes only, & should be used as a guide only. Purchasers are advised to refer to the Land Contract & or Builders Tender and Contract for precise dimensions, specifications and inclusions. Broten Homes reserves the right to revise plans, specifications, materials and suppliers without notice. B.L. 268214C. 26.11.2025