



IRIS FACADE | LOT 246, WALAN STREET, AUSTRAL

**\$727,300**

**152**  
Home sqm

**302**  
Lot sqm

**4**  
Bedrooms

**3**  
Bathrooms

**1**  
Garage



### Feature Inclusions:

- FREE Ducted Air
- FREE 900 appliance upgrade
- Fixed Site Costs
- Fixed Authority Costs
- Fixed Piering
- Fixed Drop Edge Beams
- Fixed BASIX
- H Class Slab
- Remote Garage
- No Hidden Costs
- 2600 HIGH Ceilings\*
- LED downlights
- Floor Coverings inc. Porch & Alfresco
- Driveway, Turf, Letterbox & Clothesline
- Stone Benchtop to your Kitchen
- 600mm Dishwasher

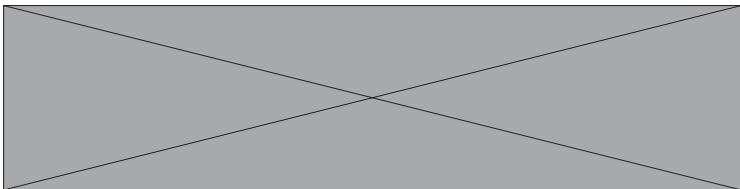
**DISPLAY HOMES**  
Homeworld Emerald Hills Leppington  
Edmondson Park Display Village  
Oran Park Display Village

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Terms and Conditions Apply: Rental Guarantee: We will pay \$450 per week from Slab stage to the date of Practical Completion\*. These inclusions exclude duplexes, dual occupancy granny flats and custom designed homes. All offers in this document are not available with any other offer(s) unless specified. Where an item is required to be upgraded or substituted due to site specific requirements of an Authority, including but not limited to compliance with matters such as hydraulics, bushfire BAL rating, and/or acoustic requirements extra charges may apply. Images in Vogue Homes brochures may depict fixtures, finishes and features not supplied by Vogue Homes or included in the Price including but not limited to retaining walls, landscaping, driveways and pathways, pergola, barbeque, decorator items, feature wall, decorator screen and shelving, water features, fencing, swimming pools, decks, fixtures and letter boxes. All internal and external decor items are excluded. Photos are indicative only. Refer to specifications for full details. Vogue Homes reserves the right to change or remove any of the included items, specifications and suppliers at its discretion, without notice and without client's approval. The price includes only these items specifically included in this document (not depicted by the pictures). Ducted Air unit is suitable for the selected home. Solar System is 6.6KW system and installed by a 3rd party, Vogue Homes is not responsible for its performance, expected results, warranties, etc... For more details, please refer to the supplier's website directly. Products shown are subject to home designs. Any item not listed above will incur additional cost. All products have individual warranties by the respective manufacturer/distributor. Vogue Homes is not responsible for these warranties. Ask your new home consultant for house specific inclusions.

# Evoke Eaton 16

<b>Lot Area:</b>	301.5 sqm
<b>Lot Width:</b>	10.5m
<b>Lot Depth:</b>	28.7m
<b>Home Square footage:</b>	152 sqm
<b>Home Width:</b>	6.88m
<b>Home Depth:</b>	11.84m
<b>Registration Date:</b>	December 2021



**Please NOTE: the siting above is just indicative and is not final. This will be finalised as part of your final plans before signing.**

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