



**St.GERMAIN**  
a place like no other



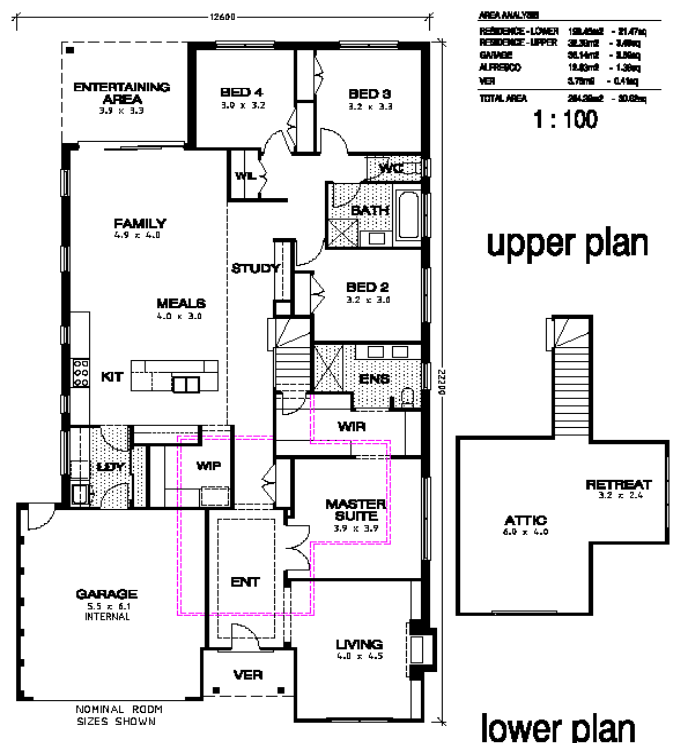
# AVALON 306

**LOT 1705** 4 🚗 2 🏠 2 🚗

LAND SIZE: 709SQM FRONTAGE: 24.4M (irr)

- > **Price: From \$881,000**
- > **Residence Size: 24.96sq**
- > **Total Size: 30.62sq**
- > Huge block in top quality estate
- > \$25k site costs
- > 6 Star energy rating
- > Walk-in pantry
- > Vaulted ceilings with skylights
- > Fire streak timber flooring
- > Caesarstone bench tops
- > Premier Custom inclusions
- > Further upgrades available

**THE AVALON 306**  
(Thebes)



Call **[Wayne Colomb]** on **[0404 263 995]** to discuss your new home at St Germain. [stgermain.net.au](http://stgermain.net.au)