AZ PROPERTY
SOLUTIONS



Duo 197 (1425)

NAUTICA DUSK DG FACADE

3+2 | 2+1 | 2 | 2

$804,797

1314 Hogan Street

Melton South | Maplewood Stage 13

Lot Size	350.0	**House Size**	142.81 + 54.1
Lot Price	$340,000	**House Price**	$464,797
Titles	Q1 2027		



PACKAGE INCLUSIONS :

- Provide 3 phase connection to the house including the upgrade of switchboards and underground lead in connection. Note: If 3 phase power is not available at the electrical pit, it is at the client costs and responsibility to organize 3 phase availability.
- Minimum 7-Star Energy Rating
- Reconstituted stone bench tops to kitchen and bathrooms.
- Stainless steel kitchen appliances.
- Quality timber laminate, tile and carpet flooring

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Indicative only. Subject to contract, finance approval & valuation. Not financial advice.

Duo 197

DESIGNED TO FIT
(Minimum requirements)

14m WIDTH
25m+ LENGTH

RESIDENCE 1

3 2 1 1

HOUSE SPECIFICATIONS

KITCHEN/LIVING	2900mm x 4700mm
BED 1	3400mm x 3600mm
BED 2	3000mm x 2750mm
BED 3	3000mm x 2750mm

RESIDENCE 2

2 1 1 1

HOUSE SPECIFICATIONS

KITCHEN/LIVING	4600mm x 3850mm
BED 1	3300mm x 2800mm
BED 2	2800mm x 2800mm

TOTAL RESIDENCE 21.19sq / 196.91m2



PLEASE NOTE: All images used are for illustrative purposes only, are artist impressions and may depict options that are not available or are upgrades. Facade details such as entry doors, window sizing and placement may vary between house types and sizes. Facade choice may affect overall size of house. Please speak to your sales agent for full details regarding your chosen facade.

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