

# AURA 25



Artist Impression

HOUSE AND LAND PACKAGE \$764,572 Waterspray Street, Gisborne, VIC 3437

AURA 25

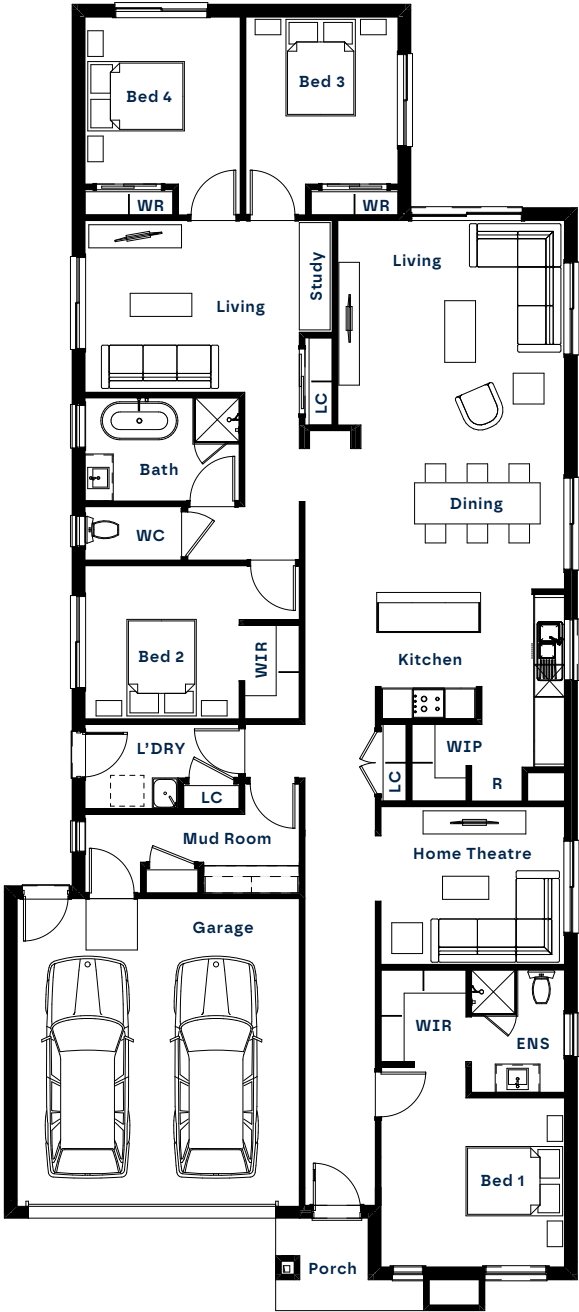
Facade: **Hamptons**  
Lot: **416**  
Estate: **Rosalia, VIC**  
House Size: **236.95m<sup>2</sup>**  
Lot Width: **12.5m**  
Lot Depth: **32m**  
Land Titled: **1/5/2026**

AREA DIMENSIONS

Total Area	400m <sup>2</sup>
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INCLUSIONS

- Fixed Price Contract, including site costs & estate covenants
- 900mm Technika stainless steel appliance package
- 20mm stone benchtops to kitchen, ensuite and bathroom, with undermount kitchen sink
- Kitchen overhead cabinetry
- Timber-look laminate to living areas, carpet to bedrooms & tiles to wet areas
- Coloured concrete driveway (up to 25m<sup>2</sup>)
- Full LED lighting package, island pendant & ceiling fans 7-Star energy rating
- Sectional Panel Garage door
- 12 Months coverage with RACV Emergency Home Assist



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