

## HOUSE AND LAND PACKAGE

Your  
journey  
begins  
here...

**\$669,550**

**\$10K FHOG  
included**

Deposit today  
and receive  
\$40k worth of  
upgrades at no  
cost

### Yarra 20

**Address** Lot 3539 Gumtree Way

**Title Status** Q3,2023

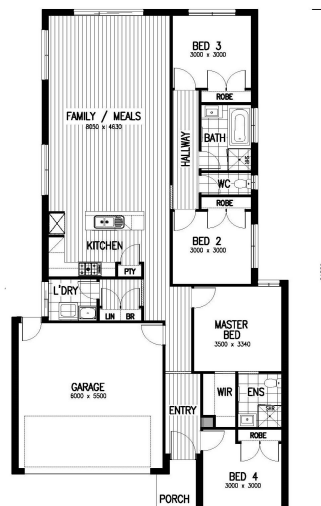
**Land Area** 10.5x28.05=294

**Build Area** 20.07 Sa.

**Turn key inclusions - SMART RANGE**

- ❖ 2590 High Ceiling
- ❖ 900mm upright cooktop and oven
- ❖ 900mm rangehood
- ❖ 20mm stone benchtop in kitchen
- ❖ Tiled splash back
- ❖ Holland blinds throughout & second living area
- ❖ Carpet to all bedrooms & second living area
- ❖ Timber look laminate flooring throughout except w
- ❖ Ceramic tiles to all wet areas
- ❖ 820mm wide front door
- ❖ Colour on driveway up to 30m2
- ❖ Panel lift garage door with two remotes
- ❖ Featured rendered facade
- ❖ Split air conditioner to family area
- ❖ Capped cold water point to fridge space
- ❖ TV antenna
- ❖ Wall mounted clothesline
- ❖ LED downlights throughout
- ❖ Locks to all openable windows
- ❖ Site cost up to H2 class (condition apply)

4 2 2



Find out  
more today

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Fixed Price current as of 11/09/2022. Pricing based on developer, engineering plans & plan of subdivision. \*site costs cover upto H2 class slab, 500mm fall and as per builders terms and conditions (refer builder site cost terms and conditions). Confirm land prices & availability prior to purchase. Ridgewater Homes is not liable for any late or early titles of land. Community Infrastructure Levy & Bush fire levy is not included in package and will be charged as variation, where applicable. Package Price does not include any costs associated with Developer's Corner Facade treatment requirements (which will be priced by Ridgewater Homes by way of Post Contract Variation), stamp duty, government, legal or bank charges. Ridgewater Homes reserves the right to withdraw or amend pricing, inclusions and promo without notice. The facade photos and images are for illustrative purposes only and may depict upgrade options available from Ridgewater Homes at additional charges such as lighting, window furnishings, landscaping, driveway, paving and timber windows. The price also excludes features such as gardens, fencing and decking. Any alterations and upgrades may incur additional costs. Ridgewater Property Group Pty Ltd. Builders Registration number CDBU 48780.