

merrifield

Buy. Build. Get.

\$25k*

* Terms and conditions apply

Your Journey Begins Here

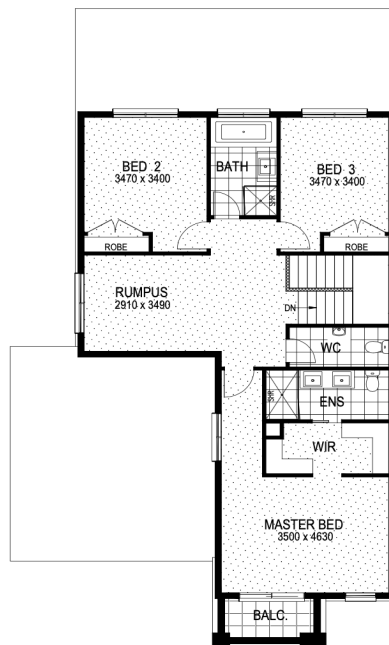
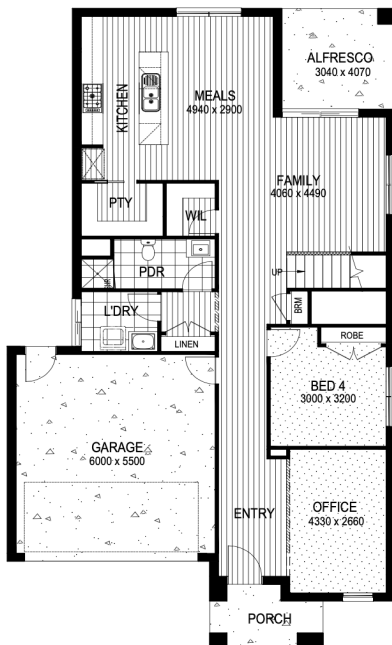
\$769,990

Includes \$10K FHO & Buy. Build Offer

Deposit Today & Receive **75K** Worth Of Upgrades For **NO COST**

Avoca 30

4 3 2



Address:

Lot 332, Gamon St.,

Land Area:

12.5x28 = 350m²

Build Area: 29.7 Sq.

Title Status: May., 2024

Save \$5990

BE ELECTRIC PACK FOR NO COST*

- * 16Kw builders range Ducted reverse-cycle heating and cooling with 2 zones in lieu of standard evaporative cooling & gas heating
- * Builders range Electric induction cooktop in lieu of standard
- * Builders range Electric Instantaneous Hot Water system in lieu of standard

Lifestyle Inclusions - \$75K Worth Of Upgrades INCLUDED for NO COST

- ✓ 2740mm High Ceiling
- ✓ Hardwood timber staircase
- ✓ 2340mm high x 1020 wide stained entry door
- ✓ 2340mm high internal doors
- ✓ 40 LED downlights
- ✓ Bank of four pot drawers
- ✓ Water point to fridge space
- ✓ Glass splash back to kitchen & butler kitchen
- ✓ Butler Pantry with 1500mm long stone bench
- ✓ Soft closing cabinetry
- ✓ 900mm cooktop, rangehood & oven
- ✓ 600mm dishwasher
- ✓ 40mm stone bench to kitchen & butler pantry
- ✓ 20mm stone bench to Ensuite/bath & laundry vanities
- ✓ Floor to ceiling tiles to Master ENS
- ✓ Niche to ENS & bath
- ✓ Double vanity to ensuite
- ✓ Choice of facade with balcony and glass balustrade
- ✓ Choice of matte black or chrome shower frames
- ✓ Evaporative cooling (first floor only)
- ✓ Ducted Heating
- ✓ Stacker door to Alfresco (design specific)
- ✓ Deluxe stone to vanities
- ✓ Site cost up to P class (condition apply)

Bonus \$8K Gallery Upgrades For Limited



For Enquiries Contact:

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Prices current as of 01/08/2023. Pricing based on developer, engineering plans & plan of subdivision. *site costs cover upto P class slab, 700mm 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. BE electric "No cost" promotion applies to new quotes and initial deposits on homes from 7/3/24 to 20/4/24 and is not available in conjunction with any other offers. Ridgewater Property Group Pty Ltd. Builders Registration number CDBU 48780.

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