

Smart  
Range

Your  
Journey  
Begins  
Here

Deposit Today & Receive  
**40K** Worth Of Upgrades  
For  
**NO COST**

**\$755,000**

Includes \$10K  
FHOG

## Bedford 22



### Smart Inclusions

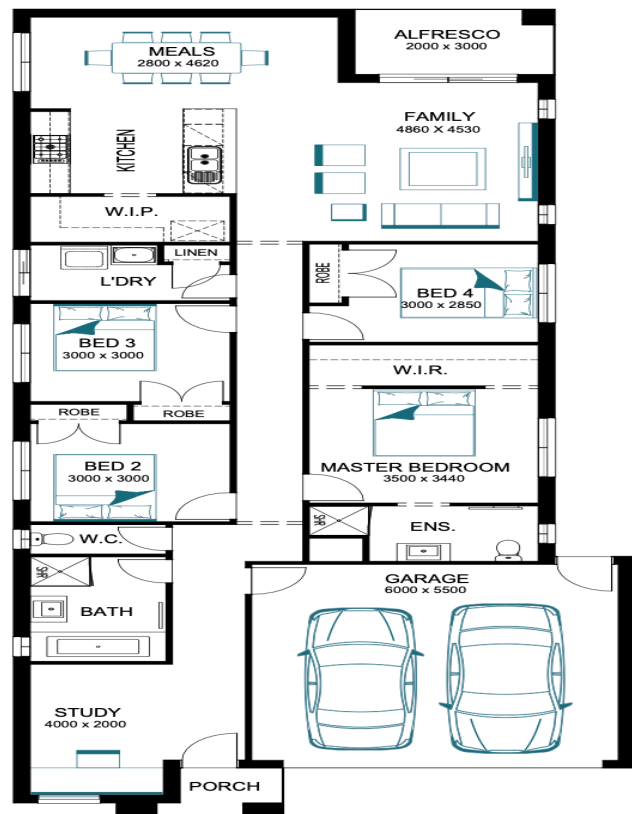
- ❖ 2590 High Ceiling
- ❖ Stone benchtop in kitchen, Laundry & Vanities
- ❖ 900mm upright cooktop and oven
- ❖ 900mm rangehood
- ❖ Tiled splash back
- ❖ Holland blinds
- ❖ Carpet to all bedrooms & second living area
- ❖ Timber look laminate flooring
- ❖ Tiles to all wet areas
- ❖ 820mm wide front door
- ❖ Driveway
- ❖ Panel lift garage door with two remotes
- ❖ Featured rendered facade
- ❖ Split air conditioner to family area
- ❖ Ducted Heating
- ❖ Capped cold water point to fridge space
- ❖ TV antenna
- ❖ Wall mounted clothesline
- ❖ LED downlights throughout
- ❖ Locks to all openable windows
- ❖ Tiled shower base
- ❖ Site cost up to P class (condition apply)

Address Lot no 741 Vangel Road Sunbury

Title Status Titled

Land Area 10.5X38.12 = 586m<sup>2</sup>

Build Area 21.68sq



**RIDGEWATER**  
HOMES

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**Redstone.**

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. Ridgewater Property Group Pty Ltd. Builders Registration number CDBU 48780. Ver: Aug 2023