

Stroud Homes Ballarat  
ABN: 80 636 265 293 Licence No: CDB-U 64953

## ELWOOD 256

## FEDERATION FACADE: FULLY LOADED INCLUSIONS

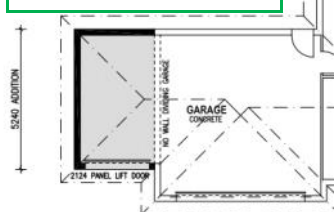


4 BED - 2 BATH - 2 CAR - LIVING - STUDY

## FLOOR PLAN:

### GOLF BUGGY GARAGE

INCLUDED



ADD GOLF BUGGY GARAGE: 15.72m<sup>2</sup>



### FLOOR AREA

256.0m<sup>2</sup>



**UPGRADE 1 : Sports Bar**  
Entertain in style with this Sports Bar Option, opening into the Media Room, so you don't miss the big game or your favourite show.



**UPGRADE 2 : Alfresco Pocket Door**  
Bring the outdoors in with this magical door option, which tucks neatly into the wall.



**UPGRADE 3 : Butlers Pantry**  
Upgrade to a Butler's Pantry where you will have additional bench space and can hide away all your dirty dishes and prep while entertaining.

## ELWOOD 256 - FEDERATION House & Land Package

**\$725,000**

### HOUSE SIZE

Width 14.5m, Depth 24.25m

## ALTERNATE FACADES HOUSE & LAND PACKAGES

### ULTRA URBAN FACADE \$745,000



### SKILLION FACADE \$750,000



- H1 Class Slab with Site Works to 500mm
- 900mm Westinghouse stainless steel freestanding cooker and canopy rangehood
- Stainless steel Dishlex dishwasher
- Caesarstone benchtops 20mm, Kitchen and Bathrooms
- Soft close to all cupboards and drawers
- Independent handover inspection
- Carpet to bedrooms and media rooms with 10mm underlay
- 450mm ceramic floor tiles or Karndean Vinyl Planks to main floors

- Downlights throughout
  - Colorbond roof, gutters and fascia
  - Garage door - panel lift with 2 remote switches and 1 wall switch
  - Bulkheads to overhead Kitchen cabinetry
  - 3 coat paint system
  - Flyscreens to windows and sliding doors
  - All fees, applications and insurance
  - Personalised interior design service
  - Blinds package
  - 2000ltr water tank and pump plumbed to toilets
- Stroud Homes Fully Loaded Inclusions*

### LAND

Lot 19 Wellard Boulevard **Titles July 2020**  
Drew's Paddock 578m<sup>2</sup> \$335,000

### LAND AGENT

Buxton Ballarat  
Ben Halsall 0400 223 887



**Simon Walshe**

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