

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

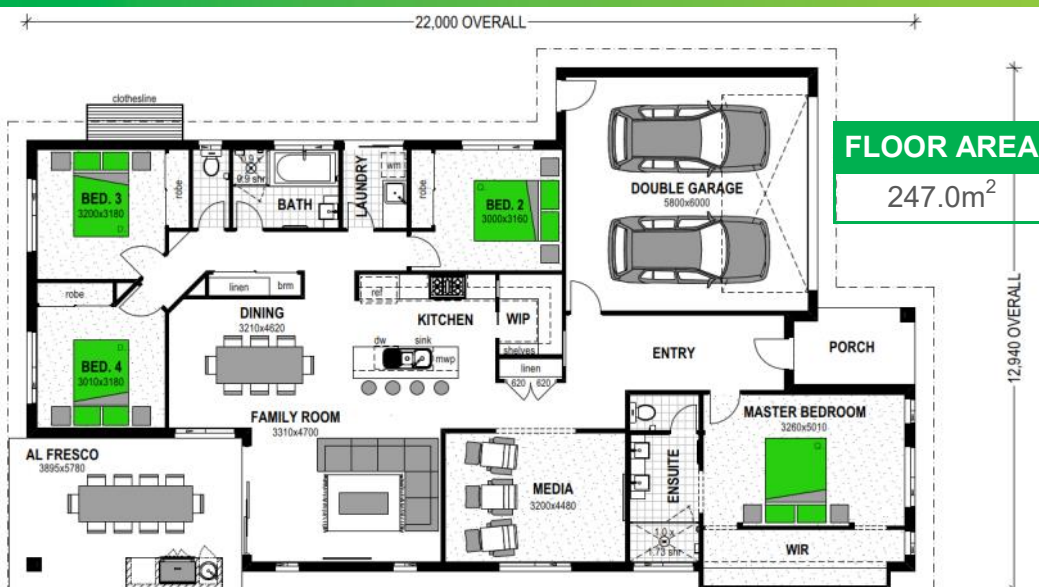
AVOCA 247

HAMPTONS: FULLY LOADED INCLUSIONS



4 BED - 2 BATH - 2 CAR - LIVING - MEDIA

FLOOR PLAN:



**Avoca 247 - Hamptons
House & Land Package**

\$650,000

HOUSE SIZE

Width 13.0m, Depth 22.0m

**ALTERNATE FACADES
HOUSE & LAND PACKAGES**

CLASSIC FACADE \$600,000



MOUNTAIN FACADE \$630,000



- 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 12 Sandy Crescent **Titles July 2020**
Drew's Paddock 608m² \$240,000

LAND AGENT

Buxton Ballarat
Ben Halsall 0400 223 887



Simon Walshe

NEW HOME SALES
0438 366 996

simon.walshe@stroudhomes.com.au

www.stroudhomes.com.au