

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

## ANCORA 280

## URBAN FACADE: FULLY LOADED INCLUSIONS

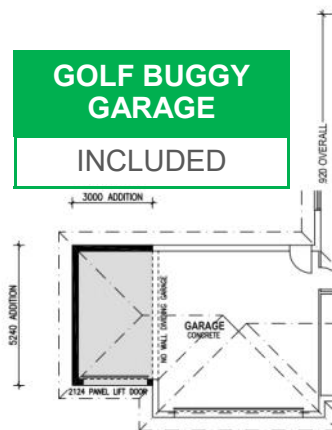


4 BED - 2 BATH - 2 CAR - LIVING - STUDY

## FLOOR PLAN:

### GOLF BUGGY GARAGE

INCLUDED



ADD GOLF BUGGY GARAGE: 15.72m²

### FLOOR AREA

280.0m²



## ANCORA 280 - URBAN House & Land Package

**\$895,000**

### HOUSE SIZE

Width 13.9m, Depth 20.0m

## ALTERNATE FACADES HOUSE & LAND PACKAGES

### CLASSIC FACADE \$865,000



### SKILLION FACADE \$895,000



- 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 4 Wellard Boulevard  
Drew's Paddock 612m² **Titles July 2020**  
\$335,000

## 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