

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

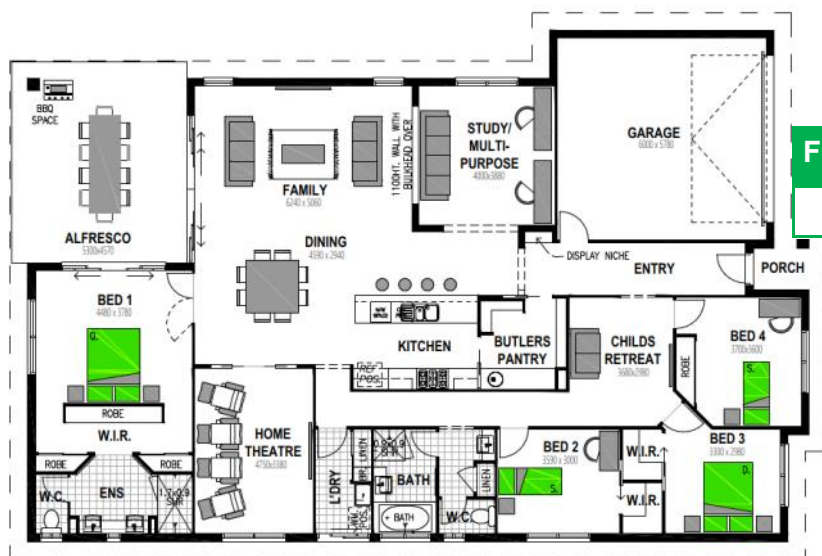


**WILDFLOWER 300**

**PORTICO FACADE: FULLY LOADED INCLUSIONS**

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

## FLOOR PLAN:



**FLOOR AREA**

300.0m<sup>2</sup>

**WILDFLOWER 300 - URBAN**  
House & Land Package

**\$753,000**

## HOUSE SIZE

Width 14.7m, Depth 22.5m

**ALTERNATE FACADES**  
HOUSE & LAND PACKAGES

**ALPINE FACADE \$765,000**



**MOUNTAIN FACADE \$758,000**



- 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 33 Wellard Boulevard **Titles July 2020**  
Drew's Paddock 612m<sup>2</sup> \$345,000

## LAND AGENT

Buxton Ballarat  
Ben Halsall 0400 223 887



**Simon Walshe**

**NEW HOME SALES**  
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[www.stroudhomes.com.au](http://www.stroudhomes.com.au)