

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

PADDINGTON 183

CLASSIC FACADE: FULLY LOADED INCLUSIONS



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

FLOOR PLAN:



PADDINGTON 183 - CLASSIC House & Land Package

\$595,000

HOUSE SIZE

Width 14.5m, Depth 24.25m

ALTERNATE FACADES HOUSE & LAND PACKAGES

COLONIAL FACADE \$615,000



HAMPTONS FACADE \$625,000



- 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 32 Wellard Boulevard **Titles July 2020**
Drew's Paddock 540m² \$315,000

LAND AGENT

Buxton Ballarat
Ben Halsall 0400 223 887



Simon Walshe

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