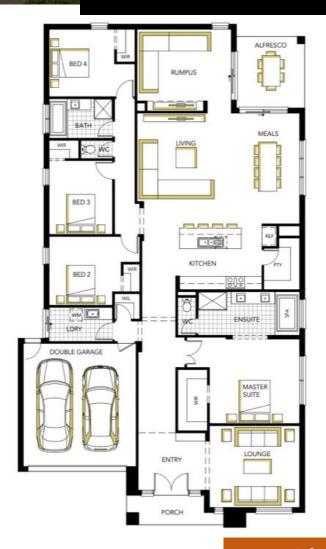




## **Indiana 33**



### Lot 408 Mayflower **Drive, Moama**

# MÆIDENS MOAMA

Lot size: 719m2

Living: 26.84sq's

Total: 32.64sq's

House and Land Price:

\$708,490

For more information about our House and Land packages, please contact:

Pricing is true and correct as at 11/09/2023. Price is subject to change without notice.

PAUL GRAY BUILDERS PTY LTD

109 High St, Bendigo 3550

PH: 03 5444 5054

Registered Building Practitioner CDB-U48944

CDB-U48943

Jesse Dorrington: 0437 233 423 jesse@paulgraybuilders.com.au

### **TURN KEY INCLUSIONS**

- 900mm upright cooker, 900mm range hood & freestanding dishwasher
- 20mm engineered stone benchtops to kitchen
- Selection of vinyl planks <u>or</u> tiles to main living, entry & kitchen
  Carpet to bedrooms & remaining living areas
- Window locks & flyscreens to windows and sliding doors
- Blinds or verticals to clear glazed windows
- Brick infills above all windows/doors
- Clothesline and brick letterbox
- External concrete paving including up to 30m2 for driveway
- Colorbond roof
- · Ducted heating and evaporative cooling
- Tiled shower bases
- Generous electrical allowances including:
  - LED downlights to main living/entry/kitchen
  - Minimum of 2 power points to all rooms
  - TV Antenna and point(s)

#### **GENEROUS SITE ALLOWANCES INCLUDED**

Site allowances are included in this price based on the information received from the land developer, including (where applicable):

- Additional requirements to slab
- Site works
- Service connections
- BAL (Bushfire Assessment Level)
- 6-star energy rating

Please note: Site allowances are subject to final reports...

#### Just add the fencing & landscaping and you're done!

Contact our office today for more information on 5444 5054.

