

# mercer 25

3 bedrooms 2 bathrooms 2 cars

Providence  
ALFREDTON

Lot 8 Karol Street,  
Alfredton.  
Land Size 490m<sup>2</sup>  
Titles Late 2022

house+land  
COMPLETE

TURNKEY  
PACKAGE

## \$682,400\*

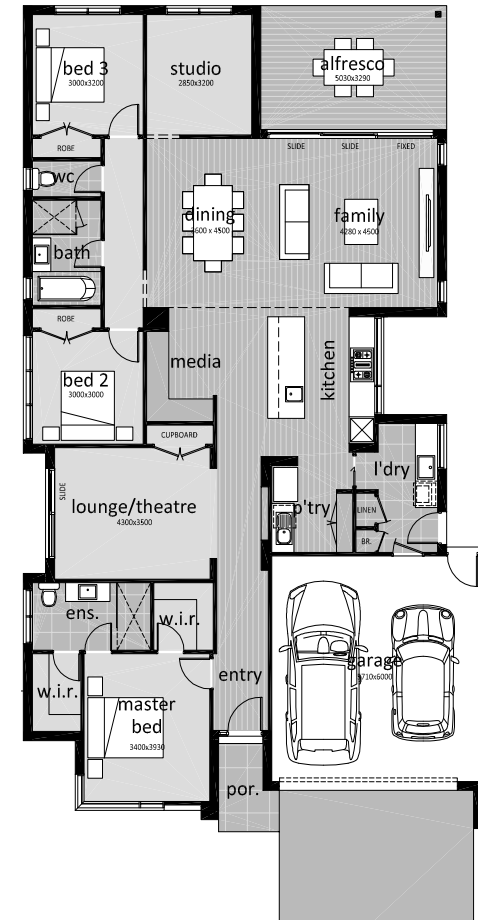
HOUSE & INCLUSIONS \$357,400  
LAND VALUE \$325,000

LESS \$10K FOR FIRST HOME BUYERS



### UNBEATABLE PACKAGE INCLUSIONS

- ✓ Site works H classification
- ✓ 6 star energy assessed
- ✓ Facade options as shown
- ✓ Choice of 5 colour schemes
- ✓ Brickwork over windows
- ✓ Stainless steel appliances
- ✓ Refrigerated split system cooling
- ✓ Letterbox
- ✓ Floor tiles & carpets
- ✓ Seasonal promotion pack
- ✓ TV & fibre optic package
- ✓ Automatic garage door
- ✓ Gas ducted heating
- ✓ Concrete paving & driveway/crossover. Inc Alfresco



\*Build commencement dependant on title availability \*Land purchased separately from the selling agent: does not include purchasers stamp duty or legal fees.\*No allowances for significant tree influence. \*Owner to confirm land price and land availability with developer, and owner to sign REIV Contract for land portion with land owner and separate build contract with McMaster \*H class slab construction subject to engineers inspection and slab design - excludes fill, rock & removal & retaining walls. \*McMaster Homes reserves the right to withdraw this offer at anytime.  
CDBU 52303



**PROMPT START  
& SHORT BUILD TIMES\***

 MCMASTER

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COMPLETE HOME  
BUYER'S PACKAGE