

# o'shannassy17

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**HARRIOTT**  
AT ARMSTRONG CREEK

**Lot 1244 Harriott Road,  
Armstrong Creek.**  
Land Size 350m<sup>2</sup>  
Titles Q3 2022

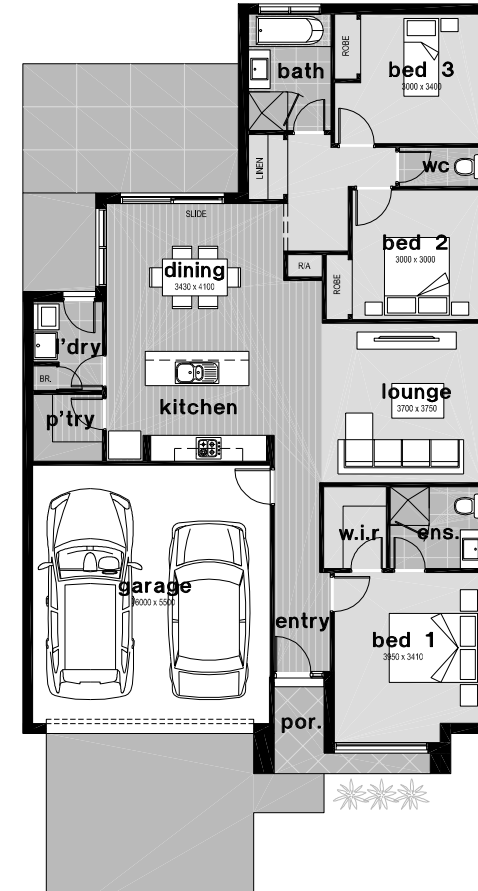
**house+land**  
COMPLETE

TURNKEY  
PACKAGE

**\$693,100\***

HOUSE & INCLUSIONS **\$313,100**  
LAND VALUE **\$380,000**

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
- ✔ Premium vinyl plank & carpets
- ✔ **Seasonal promotion pack**
- ✔ TV & fibre optic package
- ✔ Automatic garage door
- ✔ Gas ducted heating
- ✔ Concrete paving & driveway/crossover. Inc Alfresco



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

\*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. \* Pricing subject to review if land titling exceeds expected title availability date at time of signing the Agreement to Proceed.  
CDBU 52303

 **MCMASTER**

► call (03) 5333 3881  
► visit [mcmasterhomes.com.au](http://mcmasterhomes.com.au)

**COMPLETE HOME  
BUYER'S PACKAGE**

# Upgrade Your Home For Less

\$20K

INCLUSIONS

- + 8'6" Ceiling Height
- + Split System Cooling
- + Double Glazed Windows\*
- + 20 LED Downlights\*
- + 900mm Appliance Range
- + Stone Benchtop\*
- + Colorbond Roof



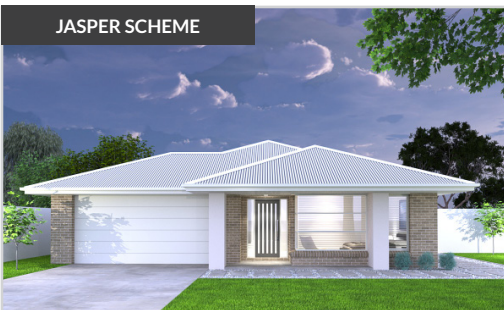
\*Double glazed windows to main living area \* 20mm Stone Ambassador Stone benchtop to kitchen only. McMaster reserves the right to withdraw this offer at any time



# Colour Schemes

Our Interior Designer has put together schemes that are in line with looks that are currently trending and colours that are popular with our clients.

Select one of these external & internal schemes and streamline your build!



Monochrome



Hamptons



Scandinavian



Grey