

# Mercer30

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TURNKEY PACKAGE

## \$751,400\*

HOUSE & INCLUSIONS \$380,900  
LAND VALUE \$370,500

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
- Stainless steel appliances
- Refrigerated split system cooling
- Developer requirements

- Premium vinyl plank & carpets
- TV & fibre optic package
- Automatic garage door
- Gas ducted heating
- Concrete paving & driveway/crossover.

CLAYTON RISE  
CANADIAN

Lot 12 Livno Court, Canadian  
Land Size 697m<sup>2</sup>  
Titles 2nd Quarter 2023

house+land  
COMPLETE



\*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

 MCMASTER

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

COMPLETE HOME BUYER'S PACKAGE

# Select your Scheme

Our Interior Design team have carefully curated four themed schemes to provide a sense of security in a look with proven results.

There is no need to sacrifice on the quality, materials or inclusions when you build at Lifestyle.

Select a scheme, and we'll take care of the rest.





Scandinavian

Tonal



Hamptons



Monochrome

# Exterior Schemes



# Our Advantage



## Innovative Design

We push boundaries to create affordable, architecturally inspired homes that last the test of time and become something you are proud to call your own.



## Exceptional Value

We work hard with local trades and suppliers to include many inclusions that other builders don't, which provides exceptional value for money.



## Transparent Pricing

Our transparent pricing approach gives you a clearer understanding of what your home will cost right from the initial quotation, with no surprises.



## Quality Craftsmanship

Leveraging 30 years of local building experience, we work with a trusted network of local trades and suppliers to deliver homes of outstanding quality.



## Enjoyable Experience

Building a new home is exciting and we want you to enjoy the experience, so we work hard to make sure the process goes as smooth as possible.



## Local Advantage

As a 'true' Ballarat building company, we have an unrivalled connection with the local market, which allows us to deliver your home on time and budget.



**Sales**

Nicholas Gornalle  
0417 036 366

10 Eastwood St  
Ballarat VIC 3350

**More Information**

[mcmasterhomes.com.au](http://mcmasterhomes.com.au)  
[info@mcmasterhomes.com.au](mailto:info@mcmasterhomes.com.au)

