

avardia25

4 2 2

house+land COMPLETE

Lot 319 Locmor Drive, Brown Hill

TURNKEY PACKAGE

\$904,850\*

HOUSE & INCLUSIONS \$424,850  
LAND VALUE \$480,000

LESS \$10K FOR FIRST HOME BUYERS



UNBEATABLE PACKAGE INCLUSIONS

Site works H classification  
6 star energy assessed  
Facade options as shown  
Choice of 4 colour schemes  
Premium vinyl plank & carpets  
Opulence promotion pack

Automatic garage door  
Gas ducted heating  
Cooling  
Concrete paving & driveway/crossover



\*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

# The Ballarat Lifestyle

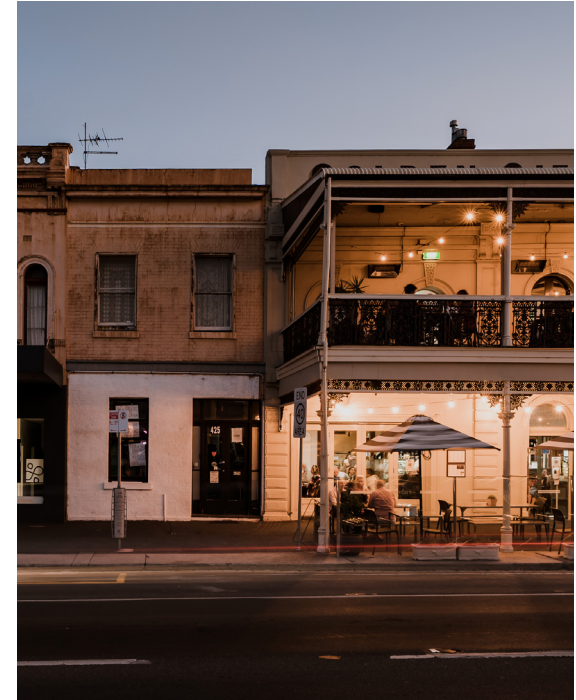
Known for its history, Ballarat is fast becoming one of the nation's most liveable regional cities. Ballarat has excellent infrastructure, including quality schools, hospitals and Federation University. Couple this with a growing selection of cafes, restaurants and hotels, and it's no surprise that many people are choosing Ballarat as their new place to call home.



Local Art Scene: Wyatt Art



Local Wine: Mitchell Harris Wines



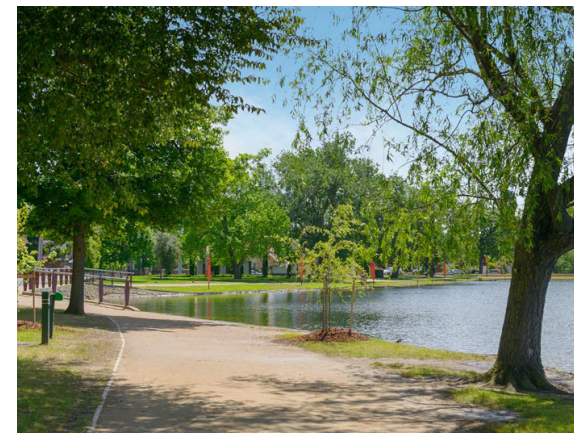
Historical Building: Golden City Hotel



Local Cafe: Fika



Local Restaurant: Hop Temple



Peaceful Lake Wendouree

# Upgrade Your Home For Less

**\$30K**

**INCLUSIONS**

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



\*Double glazed windows to main living area \*\* 20mm SA Zenith VCS 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!



Urban



Nordic



Tonal



Vetiver

## Urban



**Urban Scheme Kitchen:** Base Cabinetry: Formica Seal Grey RH: Polytec Black WM, Floating Shelf: PT Natural Oak Benchtop: SA White Burst\* **Handles:** SO-A-160-BN or BLK **Tiles:** White Whoosh Matt horizontal brick lay

## Tonal



**Tonal Scheme Kitchen:** Base Cabinetry: Polytec Avion Grey Matt, OHC & Shelf: Polytec Ligurian Walnut WM, Benchtop: SA White Burst\* **Handles:** Jay Artia White 111.33100.001 **Tiles:** NT19-2200FL vertical brick lay Single bank of drawers to one side of oven.

## Nordic



**Scandinavian Scheme Kitchen:** Base Cabinetry: Formica Snowdrift Velour, OHC: Formica Idyllic Velour, Benchtop: SA White Burst\* **Handles:** Jay Artia Brushed Nickel 111.33100.412 **Tiles:** 18026 vertical brick lay

## Vetiver



**Hamptons Scheme Kitchen:** Base & OHC Cabinetry: Formica Warm White Velour, Benchtop: SA White Burst\* **Handles:** SO-3440-160-BN Provincial Brushed Nickel, 128mm to bathrooms. **Tiles:** SPAWP1043 brick lay



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Ballarat VIC 3350

**More Information**

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