

# STRATA23DS

house+land  
COMPLETE

Lot 316 Locmor Drive, Brown Hill  
802m2



Image for illustrative purposes only

TURNKEY  
PACKAGE

**\$826,000\***  
LESS \$10K FOR FIRST HOME BUYERS

House & Inclusions: **\$436,000**  
Land Value: **\$390,000**

**UNBEATABLE  
PACKAGE  
INCLUSIONS**

Site works H classification  
6 star energy assessed  
Facade options as shown  
Premium vinyl plank & carpets  
Opulence promotion pack  
900mm appliance range

Double glazing\*  
Automatic garage door  
Heating & cooling  
Overhead cupboards to fridge  
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



# Colour Schemes

Our Interior Design team have put together schemes that are in line with looks that are currently trending and colours that are popular amongst our community.

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

# 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 Cafe: Fika



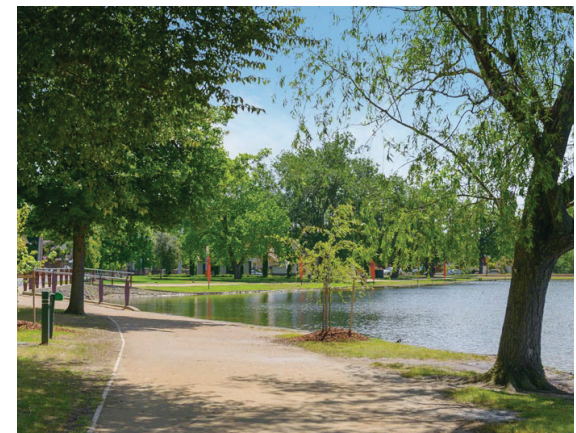
Local Wine: Mitchell Harris Wines



Local Restaurant: Hop Temple



Historical Building: Golden City Hotel



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.



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**More Information**

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