

# PLATINUM27SL

house+land  
COMPLETE

1 Thyanver Court, Brown Hill



TURNKEY  
PACKAGE

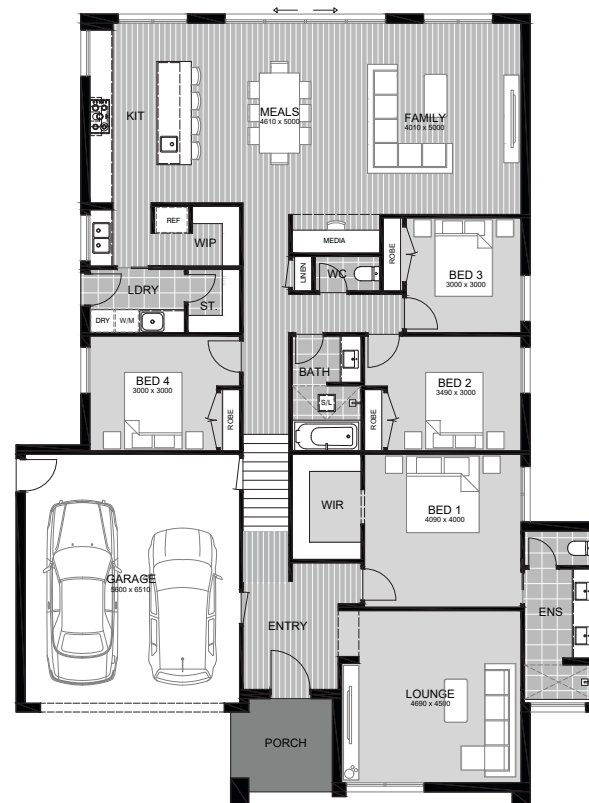
**\$796,390\***  
LESS \$10K FOR FIRST HOME BUYERS

House & Inclusions: **\$456,390**  
Land Value: **\$340,000**

**UNBEATABLE  
PACKAGE  
INCLUSIONS**

Site works H classification  
7 star energy assessed  
Facade options as shown  
Premium vinyl plank & carpets  
Premium materials and finishes  
Stone benchtops

Joinery upgrades  
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



# Elevation and Views

Nestled among distinguished residences in the highly coveted Janson Views estate, this expansive 800m<sup>2</sup> allotment serves as the ideal canvas for creating your “forever home.” With an elevated position, the allotment offers breath-taking views of the magnificent wetlands to the east and a panoramic perspective over Ballarat.



# 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



10 Eastwood St  
Ballarat VIC 3350

**More Information**

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