

# ALBA28

house+land  
COMPLETE

Lot 9 Nerrina Road, Nerrina



Image for illustrative purposes only

TURNKEY  
PACKAGE

**\$927,750\***  
LESS \$10K FOR FIRST HOME BUYERS

House & Inclusions: \$567,750  
Land Value: \$360,000



## UNBEATABLE PACKAGE INCLUSIONS

Site works H classification  
7 star energy assessed  
Facade options as shown  
3000 vaulted ceiling to entry  
Premium vinyl plank & carpets  
Opulence promotion pack  
900mm appliance range

Double glazing\*  
Window coverings  
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



# The Ballarat Lifestyle

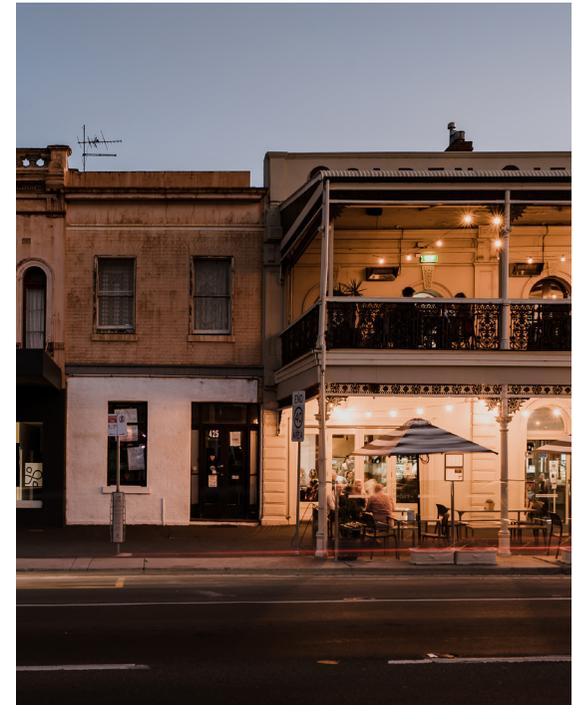
Known for its history, Ballarat is fast becoming one of the nation's most liveable regional cities. Ballarat has excellent infrastructure, including quality schools, hospitals and Federation University. Couple this with a growing selection of cafes, restaurants and hotels, and it's no surprise that many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



Local Art Scene: Wyatt Art



Local Wine: Mitchell Harris Wines



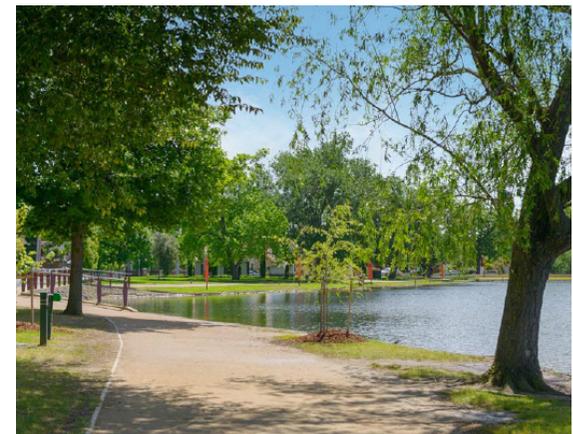
Historical Building: Golden City Hotel



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





10 Eastwood St  
Ballarat VIC 3350

**More Information**

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