

STRATA23DMS

house+land
COMPLETE

Lot 307 Locmor Drive, Brown Hill
813m2



Image for illustrative purposes only

TURNKEY
PACKAGE

\$833,090*
LESS \$10K FOR FIRST HOME BUYERS

House & Inclusions: **\$443,090**
Land Value: **\$390,000**

UNBEATABLE PACKAGE INCLUSIONS

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

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 Scheme

Our Interior Design team has put together both external and internal palettes featuring a beautiful mix of trending colours and finishes, exuding sophistication and style.



*images for illustrative purposes only, colour may differ, refer to contract specification.

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.



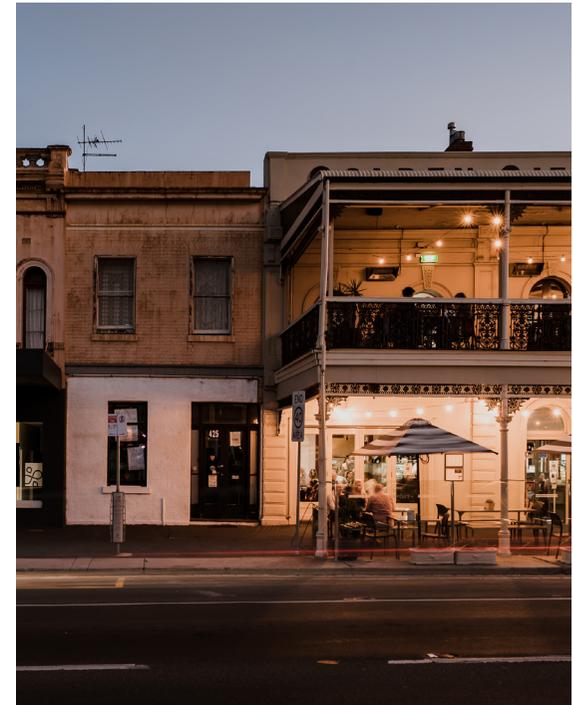
Local Art Scene: Wyatt Art



Local Wine: Mitchell Harris Wines



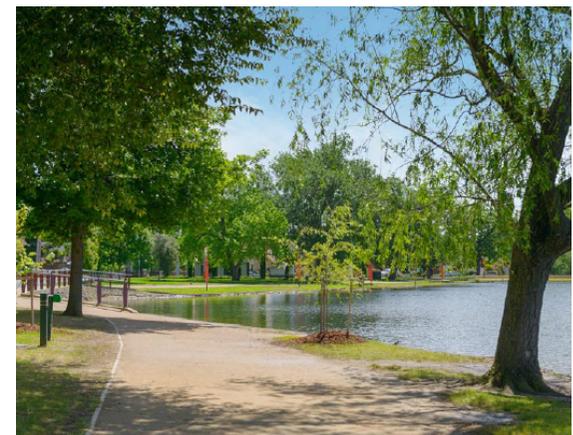
Local Restaurant: Hop Temple



Historical Building: Golden City Hotel



Local Cafe: Fika



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





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More Information

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