

o'shannassy 21fe

4 bedrooms 2 bathrooms 2 cars

CARRINGUM
BALLARAT
www.carringum.com.au

**Lot 738 Mylah Road,
Winter Valley**
Land Size 419m²
Titles Q2 2023

house+land
COMPLETE

TURNKEY
PACKAGE

\$561,150*

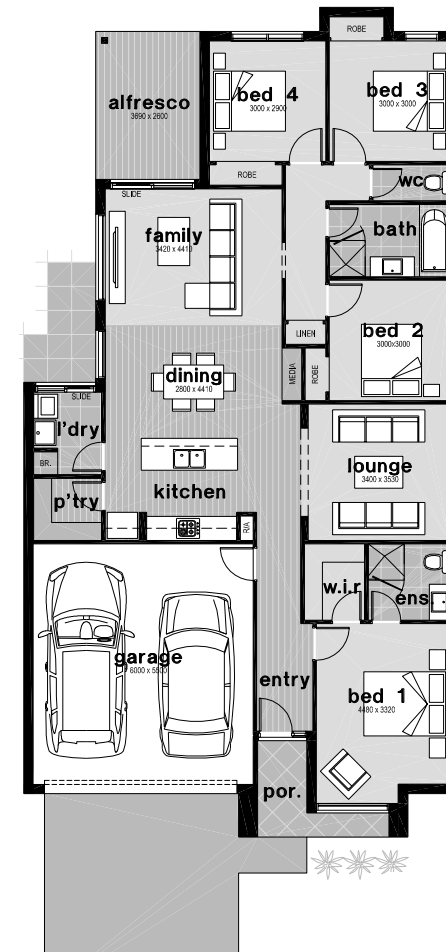
HOUSE & INCLUSIONS \$276,150
LAND VALUE \$285,000

LESS \$10K FOR FIRST HOME BUYERS



UNBEATABLE PACKAGE INCLUSIONS

- ✔ Site works H classification
- ✔ 6 star energy assessed
- ✔ Facade options as shown
- ✔ Choice of 5 colour schemes
- ✔ Brickwork over windows
- ✔ Stainless steel appliances
- ✔ Refrigerated split system cooling
- ✔ Letterbox
- ✔ Floor tiles & carpets
- ✔ Seasonal Promotion
- ✔ TV & fibre optic package
- ✔ Automatic garage door
- ✔ Fully landscaping package
- ✔ Gas ducted heating
- ✔ Concrete paving & driveway/crossover



**PROMPT START
& SHORT BUILD TIMES***

*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

 **MCMMASTER**

▶ call (03) 5333 3881
▶ visit mcmasterhomes.com.au

**COMPLETE HOME
BUYER'S PACKAGE**