



**\$728,776** FIXED PRICE\*



“Carringum Estate” 710 Ashton Ave

Lot Size: 576m<sup>2</sup> | 18m x 32m

**Hudson 280 F1(255.53m<sup>2</sup>)**

Expiry Date: 31/01/2022

**FEATURES**

- ✓ 5 bedrooms. Bed 1 includes a WIR and an Ensuite.
- ✓ Open plan Dining, Family and Lounge room. Also with PWD & Internal laundry on lower level. Bedrooms full bath plus rumpus room with Balcony on upper level.
- ✓ L shape Kitchen with island bench breakfast bar.
- ✓ Beacon Commercial recessed LED lighting throughout. Gold R3.0 ceiling batts and R2.0 wall batts.
- ✓ Carpet Court carpet with 10mm foam underlay to bedrooms.
- ✓ Carpet Court hybrid flooring to main floor and halls.
- ✓ Schlage SL3 triple function door handle to Entry.
- ✓ Clipsal Iconic switches and power points internally. Digital television antenna with booster (if required).
- ✓ PGH face brick façade with Colorbond roof, fascia and gutter.
- ✓ Rheem 6 star gas instantaneous hot water system.
- ✓ Kingspan 3000L slimline rainwater
- ✓ Flick-Anticimex perimeter termite barrier.
- ✓ Rotary clothesline and freestanding letterbox.
- ✓ 150m<sup>2</sup> kikuyu turf.
- ✓ Standard council fees and charges and insurances.
- ✓ Lifetime Structural Warranty (conditions apply).
- ✓ Built On Time Or We Pay The Rent (conditions apply).
- ✓ HIA Fixed Price Contract.
- ✓ Fast Track Colour Scheme discount.



LOWER FLOOR



UPPER FLOOR

**1300 886 793**

**www.inh.com.au/ballarat**