## **SAVE**

INTEGRITY NEW HOMES BALLARAT

**House & Land** 

Between

\$30,000-\$50,000\*

on your Land & Build.

T&C's Apply



\$783,000 FIXED PRICE\*

772 Patriot Cres, Pinnacle Estate, Smythes Creek 3351









Lot Size: 512m<sup>2</sup> | 16m x 32m

Expiry Date: 31/11/2023

Aspect 260(260.14m<sup>2</sup>)

- 4 Bedrooms, Bed 1 includes WIR & Ensuite
- Open plan Kitchen, Dining, Lounge
- Kitchen with island bench breakfast bar
- ✓ Separate Theatre Room, Alfresco & Patio
- ✓ Laundry with Broom cupboard
- Carpet Call, carpet to bedrooms with 10mm under
- 3 Coat Colour system from Dulux
- ✓ Soft close Custom built Kitchen & Laundry cabinetry
- ✓ Colourbond roof, fascia & gutter
- Clipsal Iconic switches & power points internally
- **PGH Bricks**
- Reece Mizu Soothe fixture with freestanding bath
- Gold R3.0 ceiling batts & R2.0 wall batts
- Beacon recessed LED lighting throughout
- Gainsborough handles throughout
- Rheem 6\* gas instantaneous Hot water system
- Kingspan 2000L slimline rainwater tank
- Flick-Anticimex perimeter termite barrier
- Panellift Garage Door with 2 remotes & 1 wall switch
- Digital television antenna with booster
- Wall mounted clothesline & freestanding letterbox
- Site Cut costs
- Lifetime Structural Warranty (conditions apply)
- **HIA Fixed Price Contract**
- \*Optional Extras

\*(The design has been considered against the design guidelines & restrictions)

300 886 /93

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