

\$721,000 FIXED PRICE*

Lot 33 Vickers St, "Prosper Estate" Sebastopol 3356

BOWEN 260 (260.84m²)

- 5 Bedrooms, Or 4 Plus Study
- Bed 1 includes WIR & Ensuite
- Open plan Kitchen, Dining, Family with WIP
- Kitchen with island bench breakfast bar
- Separate Lounge, plus Multi Purpose Room
- ✓ Laundry with Broom cupboard
- **PGH Bricks**
- 3 Coat Colour system from Dulux
- Soft close Custom built Kitchen & Laundry cabinetry
- Colourbond roof, fascia & gutter
- Clipsal Iconic switches & power points internally
- Carpet Call, carpet to bedrooms with 10mm underlay
- 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 **1300 886 793**

www.inh.com.au/ballarat

Lot Size: 572m² | 14m x 39.04m Expiry Date: 31/12/2023 Bed 3 Bed 4 Ldy Pwd **MPR Alfresco** Bed 2 Wir Dining amily Bed 1 Kitchen 'Ens Lounge Garage Study

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