

**FIRST 3 BLOCKS  
SOLD**

**will receive a  
\$20,000 discount**

**T&C**



**\$744,000** FIXED PRICE\*



Lot 17 Grant St, "Prosper Estate, Sebastopol

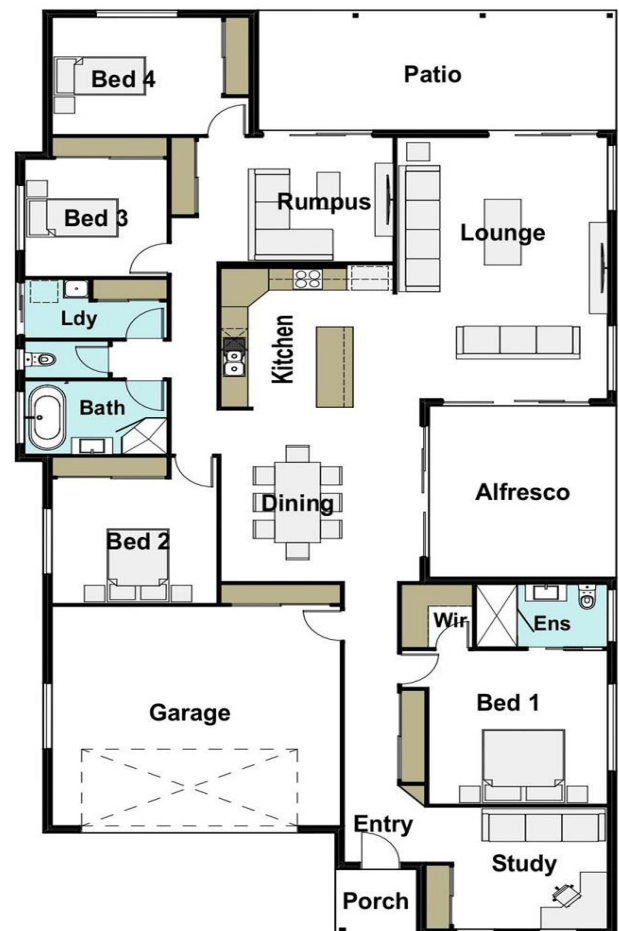
Lot Size: 520m<sup>2</sup> | 15.3m x 34m

## COOGEE 305 (305.14m<sup>2</sup>)

Expiry Date: 31/12/2023

- ✓ 4 Bedrooms, Bed 1 includes WIR & Ensuite
- ✓ Open plan Kitchen, Dining & Lounge
- ✓ Rumpus Room & Study. Alfresco & Patio
- ✓ Kitchen with island bench breakfast bar
- ✓ Laundry with linen 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 with pump
- ✓ 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/ballarato](http://www.inh.com.au/ballarato)