

**SAVE**

Between  
**\$30,000- \$50,000\***  
on your Land & Build.  
T&C's Apply



**\$867,000** FIXED PRICE\*



767 Laginda La,, Pinnacle Estate, Smythes Creek 3351

Lot Size: 721m<sup>2</sup> | 20m x m

## LAMARI 285(285.07m<sup>2</sup>)

Expiry Date: 31/11/2023

- ✓ 4 Bedrooms, Bed 1 includes WIR & Ensuite
- ✓ Open plan Kitchen, Dining, Family with WIP
- ✓ Kitchen with island bench breakfast bar
- ✓ Separate Media Room & WIL
- ✓ 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)

**1300 886 793**

**www.inh.com.au/ballaratt**

