

Property Package

Fixed Price - Full Turnkey

ALLUVIUM ESTATE

507 Rutledge Way BALLARAT VIC 3353



\$655,470

LAND PRICE \$280,000	LAND SIZE M ² 350.0
BUILD PRICE \$375,470	BUILD SIZE M ² 189.38
LAND REGISTRATION Oct-25	EST. RENTAL RETURN P/W ON REQ.



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FLOOR PLAN

SINGLE DWELLING

Total Area 189.38 m²



PACKAGE HIGHLIGHTS

- Fixed Price Site Costs including Rock Excavation
- Two part Termite Treatment
- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- 900mm Stainless Steel Upright Cooker
- Stainless Steel Dishwasher
- 900mm Canopy Rangehood
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Weatherproof Door to Rear of Garage
- Feature 2040mm high x 820mm wide Front Entry Door
- 2590mm Ceiling height
- 1x Melamine shelf with 1x Hanging Rail to Bedroom Robes
- 3x Coat Paint system throughout
- Flyscreens to all openable Windows
- Window Locks to all openable Windows

