

**11.0m
Frontage**



DALLAS

4

2

Price: \$421,900

2

Lot Number: 158 Spoonbill Av

Winter Valley Rise: Ballarat

Land Size: 567sqm

Land Price : \$ 141,000

House Size: 21.7sq(202m²) total

Inclusions List:

- > 2550mm Ceiling height throughout
- > Feature sectional rendering to portico
- > Floor tiles to entry, passage, kitchen & meals areas
- > Carpet floor coverings to remaining areas
- > NBN requirements
- > Flyscreens and keylocks to all openable windows
- > 900mm stainless steel gas cooktop
- > 900mm slide out rangehood
- > 900mm stainless steel oven
- > Dishwasher installed and included
- > Ducted Heating system
- > 1 x Split cooling system
- > Solar boosted HWS
- > Complete Turnkey excluding Landscaping
- > FIXED PRICE BASED ON "H" CLASS SLAB



| AREA SUMMARY | |
|----------------------------------|--------------------------|
| GROUND FLOOR | 150 m ² |
| GARAGE | 36 m ² |
| PORCH | 5 m ² |
| ALFRESCO | 11 m ² |
| TOTAL AREA | 202 m² |
| 50% | (21.7 sq) |
| 11.0m minimum block width | |
| 3 | 2 |
| 3 | 2 |

Contact

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