

**11.0m
Frontage**



DALLAS

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 2

Price: \$422,900  2

Lot Number: 162 Spoonbill Av
Winter Valley Rise: Ballarat
Land Size: 565sqm
Land Price : \$ 142,000
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	
	
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Contact

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