

14.9m
Frontage



MONSOON



4



2

Price: \$456,900



2

Lot Number: 193 Wedge Tail Dr

Winter Valley Rise: Ballarat

Land Size: 579sqm

Land Price : \$ 148,000

House Size: 24.7sq(229m²) 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 Package excluding Landscaping
- > **FIXED PRICE BASED ON "H" CLASS SLAB**



AREA SUMMARY

GROUND FLOOR	171 m ²
GARAGE	36 m ²
PORCH	2 m ²
ALFRESCO	20 m ²

TOTAL AREA	229 m ²
90's	(24.7 sq)

14.9m minimum block width

4	2	2
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Contact

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