

HUDSON RIDGE
BUILDERS

HOUSE & LAND PACKAGE

2217 SODERSTROM STREET, LUCAS



SAVE \$30k

**HOTTEST
LUCAS HOUSE + LAND
PACKAGES**

T&Cs apply

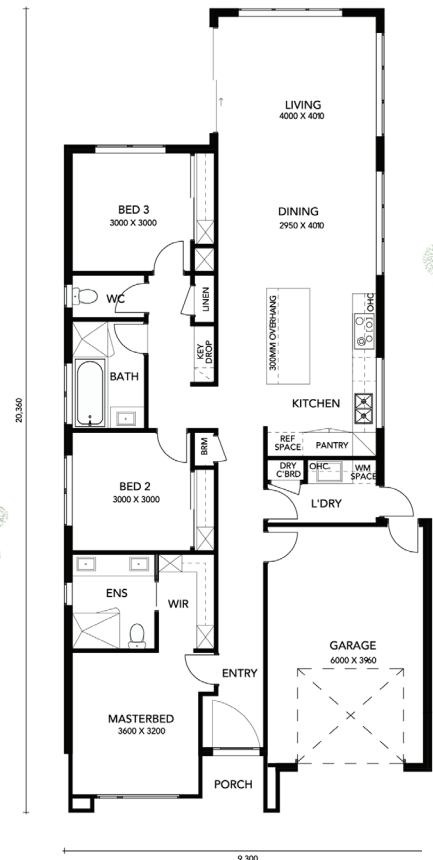
PRICE \$826,000

LUCAS GRANGE - JUST MINUTES FROM CENTRAL BALLARAT!

Location Location Location! The community of Lucas has expanded into a thriving suburb rich in amenities. It boasts abundant green spaces throughout and a vibrant Town Centre at its heart, with significant future development planned.

INCLUDES

- Site costs included to H2 Waffle slab
- Rendered Hebel (with 4 coat render finish) or Brick veneer
- Colorbond or tiled roof including sarking
- Hardwood flooring (floating) and quality carpets
- 5 star rated ducted central heating plus evaporative cooling
- LED downlights throughout
- 7-Star energy rating
- 6.6KW Solar System
- 20mm Deluxe range Caesarstone benches to kitchen, bathrooms, laundry & pantry
- 900mm wide kitchen appliances and dishwasher
- Tiled shower base and shower ledge in ensuite & bathroom
- 2340mm internal door height
- 2700mm ceiling height throughout
- Soft close joinery throughout
- Exposed aggregate driveway and paths to house
- 1200mm wide entry door including digital door lock
- Square set cornices
- Double Glazing
- Window coverings
- Flyscreens to windows and sliding doors
- NBN provisioning and recycled water connection if needed
- Sectional garage door including remotes
- 3 coat paint application



Gina Petrascu
p. 0427 220 569
e: gina@hudsonridge.com.au



Gerard Cosgrave
p. 0418 508 525
e: gerard@hudsonridge.com.au

HUDSON RIDGE
BUILDERS

Ballarat Head Office & Selection Centre 102 Fussell St, Ballarat (03) 03 5332 6889

Geelong Head Office & Selection Centre 127 Marshalltown Rd, Grovedale (03) 03 5243 6120



www.hudsonridge.com.au

The package price provided is based on a plan specifically tailored to this house and land package and the builder's preferred siting. Additional site costs may apply due to site-specific, undetermined conditions, contingent upon the results of future soil tests and site surveys. All packages are subject to developer and council approval, as well as land availability. Please note that the house depicted has not been constructed. Images are for illustrative purposes only and may include fixtures, finishes, and features that are either not supplied or are available as optional upgrades. Prices are correct at the time of publishing but are subject to change without notice. For full house and land specifications, inclusions, and further details, please speak with a Hudson Ridge Builders representative. Additional terms and conditions apply. Hudson Ridge Builders Pty Ltd CDB-U 49722. Subject to energy rating standard.