HUDSON RIDGE B U I L D E R S

HOUSE & LAND PACKAGE



Land: \$355,000 + House: \$443,000 TOTAL \$798,000 + site costs

LUCAS GRANGE - JUST MINUTES FROM CENTRAL BALLARAT!

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

HUDSON RIDGE

BUILDERS



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ALFRESCO

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DINING

KITCHE

RUMPUS

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MASTERBED

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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 oil 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 tudson Ridge Builders Pty Ltd CDB-U 49722. Subject to energy rating standard