

# HOUSE & LAND PACKAGE

2117 SODERSTROM STREET, LUCAS



Land: \$355,000 + House: \$443,000

**TOTAL \$798,000**

+ site costs

## 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



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