



Springridge Estate  
Lot 705 Rose Avenue, Wallan  
Lot size: 17m x 33m 561m<sup>2</sup>

**\$484,940\***

Berkeley 28  
Marlo facade



### "OWN YOUR DREAM" INCLUSIONS\*

- ✓ FIXED Site cost
- ✓ 40mm stone edge to kitchen benchtop and
- ✓ 20mm to ensuite/bathroom vanity benchtops
- ✓ 900mm kitchen appliances and dishwasher included
- ✓ Soft Close Mechanisms
- ✓ Double Undermount Sink & Vegie Spray Mixer
- ✓ Deluxe Flooring throughout the house
- ✓ up to Category 3 Brickwork to the House
- ✓ Sectional Garage Door & 2No. Remotes
- ✓ Flyscreen to all openable windows
- ✓ Heating and cooling included
- ✓ LED Lighting pack included
- ✓ High ceiling 2590mm
- ✓ Driveway included and much more



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**1800 897 876**

\*\*The \$20,000 Regional First Home Owner Grant and the \$25,000 New Build Grant have already been deducted from the price. A developer and builder's rebate totalling the sum of \$20,000 has also been applied. Please refer to the Sales Consultant for floorplans and further product details. Package current as 24/06/2020. Package price based on standard floorplan, builder's nominated façade and builder's preferred siting. All house and land packages are subject to developer's final approval. Non-standard requirements of the Developer and any other authority will be an additional cost to the Package Price. Land prices and availability are subject to change without notice. Package price listed includes site costs allowance of class M concrete waffle slab with up to 300mm of fall over the building area of a maximum of 450m<sup>2</sup> and 6 metre setbacks, price does not include government charges (i.e. stamp duty) and legal costs. Plans are exclusively owned by Kingsbridge Homes and shall not be copied, distributed or altered, without the written permission of Kingsbridge Homes. Kingsbridge Homes reserves the right to change package details, prices or substitute the make, model and/or type of any of the above products, specifications, inclusions or promotion without notice or obligation. Images are for illustrative purposes only and may not represent standard inclusions. Please refer to final contract documents and final working drawings for exact details. E&OE. Kingsbridge Homes. This plan and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is a completed 'like design', not the actual lot for sale. Façade finishes and colours may vary. Images are artist's impressions only.