



7 Clydesdale Drive, Ploughman's Arms Estate, Ballarat

**\$335,000** inc GST

Be quick and select your own décor!



## HOME & LAND FEATURES

- Telstra and NBN lead-ins
- 6 star energy rating
- Stylish façade
- Considerable storage
- Generous 450mm eaves
- Laundry drying cupboard
- Walk-in pantry
- Gas instant hot water
- Raked ceiling in kitchen, dining & living
- Driveway & paths
- Ample outdoor space, vehicle access to rear
- Window coverings
- TV antenna
- Extensive timber decked alfresco
- Remote controlled roller door to garage
- LED downlights
- Colourbond roof & fences
- 15 year warranty on taps & mixers
- Ducted gas central heating
- Westinghouse 900mm oven & cooktop
- Dishlex dishwasher
- Custom joinery
- Double glazed windows

**17 SQ living**  
**23.4 SQ under roof**

**4 BEDROOMS**

**2 BATHROOMS**

**2 CAR GARAGE**



Significant stamp duty savings possible

First Home Buyer's Grant of \$10,000 if applicable

**\$335,000 inc GST**

**7 CLYDESDALE DRIVE, BALLARAT**

Block size: 513m<sup>2</sup>

Floor area: 157.8m<sup>2</sup>

**SERVICES**

Power, water, sewerage and telecommunications connections all provided

**SUB FLOOR**

Engineered raft slab

**EXTERNAL WALLS**

Stabilised timber framed brick veneer walls  
Premium bricks with raked joints  
Brick in-fills above all windows, external and garage doors

**INTERNAL WALLS**

Above average 2550mm ceiling height  
Ceiling raked to 3000mm in living areas  
10mm plaster to walls & ceiling, metal battens to ceiling  
55mm cove cornice throughout bedrooms  
Square set plaster to living areas

**ROOF**

Colourbond corrugated roofing iron with sarking  
Colourbond fascia & quad spouting  
100x50 Colourbond downpipes

**GARAGE**

Attached garage with plaster lined walls & ceiling  
2100mm x 4800mm auto lift roller door with remote control

**ALFRESCO**

Plaster lined and painted ceiling  
Timber decking  
Almost 20m<sup>2</sup>

**GAS INSTANT HOT WATER**

Premium Rheem instant gas hot water unit, 26L/minute

**ELECTRICAL**

Generous provision of internal and external double power points  
LED downlights throughout  
Premium pendant light in dining area  
Smoke detectors, hard wired with battery back up  
Draft Stopper exhaust fans to ensuite, bathroom and laundry  
2 TV points and 2 phone points  
RCD safety switch and circuit breakers to meter box  
TV aerial

**HEATING**

Ducted gas central heating. 3.7 star efficient unit. Ducted to all living areas, bedrooms, bathroom, ensuite & laundry drying cupboard

**PAINT WORK**

3 coat system, washable acrylic

**KITCHEN**

Custom joinery package  
Spacious fully shelved walk in pantry  
Large fridge space  
Sleek look no handles on overheads  
Cupboard handles from premium builder's range  
1 ¾ stainless steel bowl  
Mixer taps from premium builder's range (15 year warranty)  
Westinghouse 900mm SS electric oven, gas cooktop  
Canopy rangehood  
Dishlex SS dishwasher

**BATHROOM & ENSUITE**

Custom joinery vanity  
Polished edge mirror, vanity width, shower screen height  
Basins, bath & toilet suites from premium builder's range  
Tiled insitue shower base  
Aluminium framed shower screens, pivot door, laminated glass  
Double towel rail 800-900mm, toilet roll holder from premium builder's range  
Wall tiles to shower screen height (allowance of \$30m2, supply only, max size 300x300mm, cushioned edge, standard laying pattern)

**DOORS**

Solid-core high-series entry door  
Stacker sliding glass door to alfresco including fly screens  
Cavity sliding robe doors 2040mm  
Gainsborough Tri-Lock entry set  
Internal readicote flush panel doors, 2040mm, door stops  
Door furniture Gainsborough G4 series

**WINDOWS**

Trend double glazed windows with fly screens throughout  
Aluminium powder coat finish  
Roller / Holland blinds throughout

**FLOORING**

Timber look vinyl plank flooring to kitchen, living, dining, laundry, WC  
Carpet to bedrooms (allowance of \$37m2 fully laid)  
Floor tiles to bathroom and ensuite (allowance of \$25m2, supply only, aluminium strips to doorways, max size 450x450mm, cushioned edge, standard laying pattern)

**INSULATION**

R4.0 glass ceiling wool batts to living area  
R2.0 glass wool batts plus weather wrap to external walls

**ARCHITRAVES & SKIRTING**

67x12mm MDF

**BUSHFIRE ATTACK LEVEL (BAL) RATING**

B.A.L. 12.5

BuildGood Pty Ltd reserves the right to change any of the above items without notice. Images are indicative only. Packages are subject to change and availability. Price excludes stamp duty, legal and conveyancing costs.