



4 Dairyman's Way, Ploughman's Arms Estate, Ballarat

\$335,000 inc GST

Be quick and choose 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

4 DAIRYMAN'S WAY, BALLARAT

Block size: 544m²

Floor area: 157.8m²

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 20m²

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.