

# House & Land Package

## Kentucky 304 Colonial



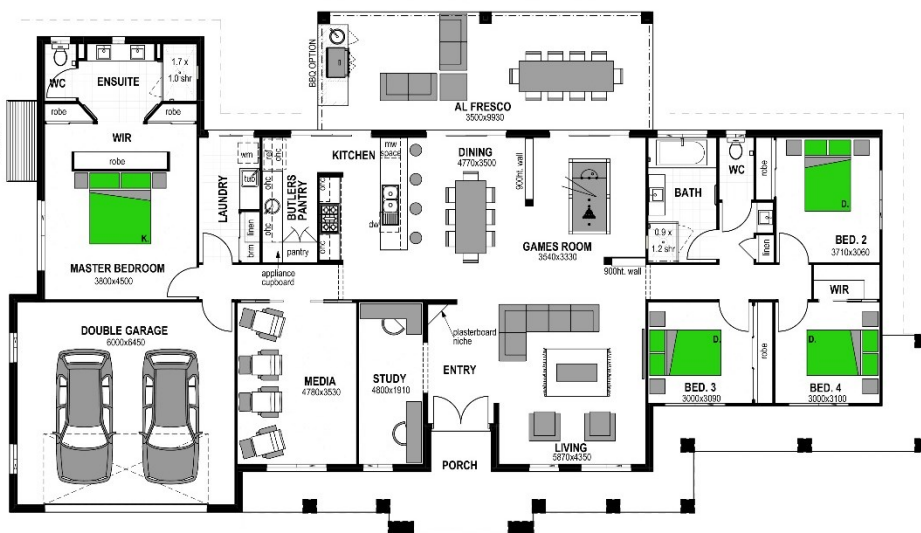
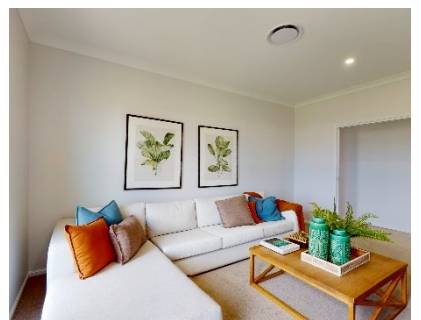
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# \$972,750

Floor Area  
334.1m<sup>2</sup>

House Size  
Width 27.2m  
Depth 15.5m



### Stroud Homes Fully Loaded Inclusions

- 20mm Caesarstone bench tops throughout
- Builders' range carpet with 10mm underlay
- 450mm tiles from Tile City throughout
- Downlights inside & out as per electrical plan
- Brushed Concrete Driveway (60m<sup>2</sup>)
- BlueScope Colorbond roof, gutters and fascia
- Remote Control Panel Lift Garage Door
- T2 treated frame & trusses + physical barrier perimeter termite protection
- Security screens to all sliding doors & flyscreens to windows
- Aluminium door tracks to alfresco area
- 540mm x 340mm tiled shower niches to bathrooms
- Wattyl 3 coat paint system
- Mizu taps and full bathroom accessories
- Solus ceramic soft close back to wall toilets
- All fees, applications and insurance

### Site Specific

- M class slab
- Site works to 1000mm
- Bal 12.5
- HSTP supplied & installed
- Full pressure town water

**Independent handover inspection**

### Land Agent

Park Lake Adare Estate  
Peter Brown 0400 224 111  
peter@parklakeadare.com.au

### Land

Lot 33  
\$425,000 | 4272m<sup>2</sup>



Call **Pete Woolgar** today, your *local sales consultant*  
📞 **0447 787 683** | [pete.woolgar@stroudhomes.com.au](mailto:pete.woolgar@stroudhomes.com.au)

**STROUDHOMES**  
Feels like home

Stroud Homes | ABN: 71 635 242 590 | Builders Lic No: 15149919

\*Photos used in the advertisement are not photos of the actual home. Refer to each individual quote for information on finishes and inclusions. This land may not have been released. Exact land cost, size and shape are based on indications provided by land developer. Contact Stroud Homes for more information.