

AVOCA 227 CLASSIC FACADE: FULLY LOADED INCLUSIONS



4 BED - 2 BATH - 2 CAR - LIVING - MEDIA

FLOOR PLAN:



AVOCA 227 - CLASSIC House & Land Package

FROM \$591,000

HOUSE SIZE

Width 12.90m, Depth 20.76m

ALTERNATE FACADES HOUSE & LAND PACKAGES

HAMPTONS FACADE **FROM \$605,000**



MOUNTAIN FACADE **FROM \$620,000**



- H1 Class Slab & 500mm cut & fill
- Caesarstone bench tops: kitchen & bath
- 900mm Westinghouse S/Steel, upright cooker
- 900mm Westinghouse range hood, fully ducted
- Dishlex stainless steel dishwasher
- Soft close kitchen drawers - cutlery bank
- Carpet in bedrooms, floor tiles elsewhere
- Broom finish concrete driveway (60m²)
- Colorbond roof, 22 colour range

- Flyscreens to windows & sliding doors
- TV antenna, clothesline and letterbox
- Termiglass perimeter protection
- Wattle 3 coat paint system
- Services as per land advertisement
- Council fees included
- Fixed contract price
- Multiple Facade options

Stroud Homes Fully Loaded Inclusions

LAND

Lot 305 Cookes Road Armidale
705m² \$165,000

LAND AGENT

BRAD
DUNHAM 0448 721 277

www.stroudhomes.com.au

STROUD HOMES 02` 6766 4428

*Photos used in the advertisement are not photos of the actual home. Refer to each individual quote for information on finishes and inclusions.



STROUDHOMES

Feels like home

About Stroud Homes

With more than 20 years of design and building experience, Stroud Homes has a proven track record of success and a strong reputation for exceptional service and superior quality. The man behind the locally owned brand is James Stroud.

Stroud Homes has a great reputation as an award winning builder. We can provide simple and cost-effective advice, from our designs or yours. How do we do it?

1. Unbeatable buying power via excellent supplier relationships
2. Commitment to continuous improvement to customer service and quality
3. Pre-pricing new homes on vacant land

Stroud Homes care about our customers and we do what we say we were going to do. We take the time to listen and work alongside our customers every step of the way, so the end result feels just right, like home.

Consumer please note: Stroud Homes is not a real estate agent, cannot sell land and will refer you to a licensed agent to complete any land purchase. Stroud Homes has used the price (as advertised by local real estate agents) for the block of land referred to in this package. Using this advertised price allows us to helpfully provide you with a price that is more realistic because we've tailor fit the home to the land - considering site works, water and sewer pipe and electrical lead-in lengths and other site specific items.

Highlight Fully Loaded Inclusions

- Westinghouse 900mm Free Standing Oven Wfe914sc (Gas Cooktop/Electric Oven)
- Westinghouse 900mm Canopy Range Hood Wrf900cs
- Dishlex Stainless Steel Dishwasher
- Soft Close Drawers & Cupboard Doors
- Light Fittings - As Per Electrical Layout Installed
- Roof - Colourbond 25-Degree Pitch
- Caesar Stone - Kitchen Tops & Vanities
- Bulkheads Above the Overhead Cupboards
- Taps - Flick Mixers to Kitchen & Vanities
- Frameless Mirrors
- Tv Antenna
- Front Entry Door Savoy Range Clear or Translucent Glazed Panels Size as Per Plan
- Tiling to Front Porch
- Mailbox & Number
- Flyscreen's to All Windows & All Sliding Doors
- Ducted Reverse Cycle Air Conditioning