

**\$10K OFF List Price**  
**LOW \$10K Deposit**

Take \$10K off the list price of a Stage 5 lot of your choice, with settlement offering until 30th April 2024, with \$10K deposit

T&C's apply.

**INTEGRITY**  
**NEW HOMES**  
**BALLARAT**

**House & Land**



**\$728,000** **FIXED PRICE\***

Lot 523 Rutledge Way, "Alluvium" Winter Valley 3358

4 3 2

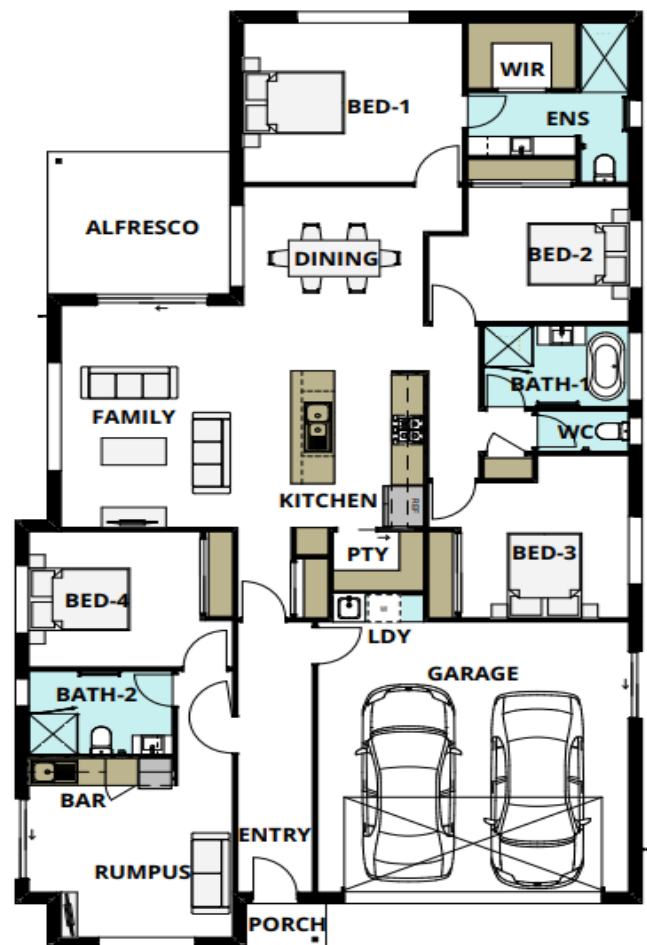
Lot Size: 472m<sup>2</sup> | CNR m x 28m

## NAMOI 215 (217.60m<sup>2</sup>)

Expiry Date: 31/03/2024

- ✓ 4 Bedrooms, Bed 1 includes WIR & Ensuite
- ✓ Open plan Kitchen, Dining, Family with WIP
- ✓ Kitchen with island bench breakfast bar
- ✓ Separate Rumpus with Bar
- ✓ Laundry with Broom cupboard
- ✓ PGH Bricks
- ✓ 3 Coat Colour system from Dulux
- ✓ Soft close Custom built Kitchen & Laundry cabinetry
- ✓ Colourbond roof, fascia & gutter
- ✓ Clipsal Iconic switches & power points internally
- ✓ Carpet Call, carpet to bedrooms with 10mm underlay
- ✓ Reece Mizu Soothe fixture with freestanding bath
- ✓ Gold R3.0 ceiling batts & R2.0 wall batts
- ✓ Beacon recessed LED lighting throughout
- ✓ Gainsborough handles throughout
- ✓ Rheem 6\* gas instantaneous Hot water system
- ✓ Kingspan 2000L slimline rainwater tank
- ✓ Flick-Anticimex perimeter termite barrier
- ✓ Panellift Garage Door with 2 remotes & 1 wall switch
- ✓ Digital television antenna with booster
- ✓ Wall mounted clothesline & freestanding letterbox
- ✓ Site Cut costs
- ✓ Lifetime Structural Warranty (conditions apply)
- ✓ HIA Fixed Price Contract

\*Optional Extras



**1300 886 793**

**[www.inh.com.au/ballararat](http://www.inh.com.au/ballararat)**

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