



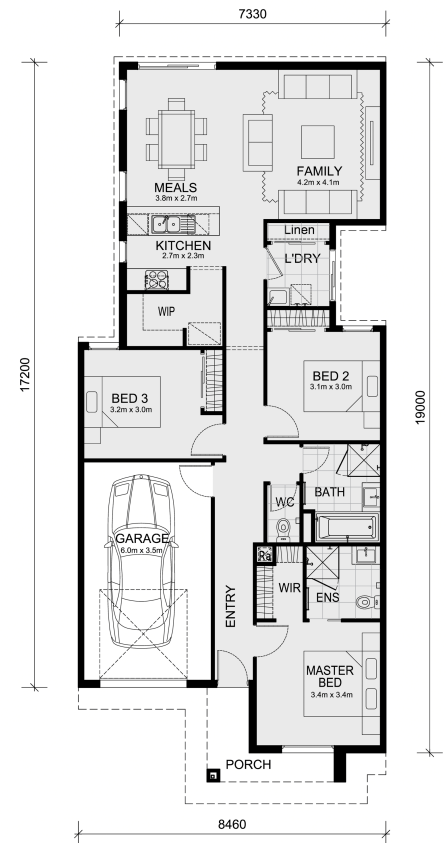
Lot 375 Pranticole Boulevard - Starling Estate Officer 3809 VIC

Land Size: 255 m² House Size: 144.8 m²

To inquire, contact Adam on 0439 779 909

The Indigo 155 home and 255 sqm of land facing south are in Starling Estate, Officer.

- * Fixed site costs—only \$3,500 (limited-time offer)
- * Floor coverings throughout: laminate, carpet, and tiles
- * Recessed tile shower bases throughout
- * Towel and toilet roll holders
- * Continuous flow hot water unit
- * 2 remote controls + 1 wall-mounted control for the garage
- * Internal garage access door
- * Modern oven, cooktop, and rangehood
- * Fiber optic provision with 2 phone/data points
- * 7-Star energy rating with heating
- * Termite Protection:
 - Part A: All slab penetrations
 - Part B: External perimeter with Home Guard Blue barrier
- Included in Pricing (if applicable)
 - * BAL 12.5 bushfire compliance
 - * Government gas connection fee
 - * Occupational Health & Safety requirements
 - * Crossover asset protection
 - * Re-establishment survey (if required)
 - * Sewer tie cut-back (if required)
- First Home Buyer Offer
 - * No stamp duty
 - * \$10,000 government grant



Disclaimer:
\$631,801

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