

Including:  
**Sahara Façade**  
(pictured)



**Paul Gray  
Builders**

# Amberley 23



**Lot 1715 Imagine  
Drive, Strathfieldsaye**



Lot size: 684m<sup>2</sup>

Living: 17.39sq's

Total: 22.55sq's

House and Land Price:

**\$709,775**

For more information about our House and Land packages, please contact:

Pricing is true and correct as at  
5/09/2023. Price is subject to change  
without notice.

Registered Building Practitioner CDB-U48944  
CDB-U48943

Jesse Dorrington: 0437 233 423 jesse@paulgraybuilders.com.au

PAUL GRAY BUILDERS PTY LTD  
109 High St, Bendigo 3550  
PH: 03 5444 5054

# TURN KEY INCLUSIONS

- 900mm upright cooker, 900mm range hood & freestanding dishwasher
- 20mm engineered stone benchtops to kitchen
- 2400mm high ceilings
- Selection of vinyl planks or tiles to main living, entry & kitchen  
Carpet to bedrooms & remaining living areas
- Window locks & flyscreens to windows and sliding doors
- Blinds or verticals to clear glazed windows
- Brick infills above all windows/doors
- Clothesline and brick letterbox
- External concrete paving including up to 30m<sup>2</sup> for driveway
- Colorbond roof
- Ducted heating and evaporative cooling
- Tiled shower bases
- Generous electrical allowances including:
  - LED downlights to main living/entry/kitchen
  - Minimum of 2 power points to all rooms
  - TV Antenna and point(s)

## GENEROUS SITE ALLOWANCES INCLUDED

Site allowances are included in this price based on the information received from the land developer, including (where applicable):

- Additional requirements to slab
- Site works
- Service connections
- BAL (Bushfire Assessment Level)
- 6-star energy rating

*Please note: Site allowances are subject to final reports...*

***Just add the fencing & landscaping and you're done!***

Contact our office today for more information on 5444 5054.



**Paul Gray  
Builders**