



**BALWYN 30**  
BRIDGEHAMPTON NB

4   
 2   
 2   
 448sqm   
 282sqm

**Lot 13 Sheoak Court  
COLAC**

**FIXED PRICE H&L PACKAGE**

**(Lakeside Estate)**

**\$742,510**

**Double Storey Inclusions**

- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows & Doors
- 2550mm High Ceilings to BOTH Ground & First Floors of Home
- Downlights Throughout
- Timber Staircase
- Butlers Pantry Fitout to Walk in Pantry
- Quality Floor Coverings throughout Concrete Driveway & Porch (to. 35sqm) SMEG 900mm appliances & Dishwasher Solar PV System



Ground Floor



First Floor



**James Hill**  
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Orbit Homes Australia Pty Ltd " CDB-U 50505 " Orbit Homes Queensland Pty Ltd QBSA LIC 716019 " Facade illustrations serve as a guide only, excluding upgrades like feature stone & tiles. Refer to facade guide for inclusions. Images for visual purposes; upgraded fixtures & fittings may incur additional costs. Contact sales consultant for details. Customer responsible for fencing and landscaping post-handover. Excludes power & telephone connection fees. Prices subject to change; not combinable with other offers. Progress payments during construction. Excludes stamp duty & costs. House & land package price may include developer incentives, rebates, and builder referral fees, subject to change at the discretion of the land developer.