



**HARRLEX PROPERTY GROUP**  
Affordable Building Experts

# House & Land \$606'980

**COMPLETE PACKAGE INCLUDING BLINDS, DRIVEWAY, FRONT LANDSCAPING AND A LARGE BACKYARD**



**Address:** Lot 21 Bruce St, Colac 3250

**Lot size:** 499 Sqm

**House size:** 25.2 Squares

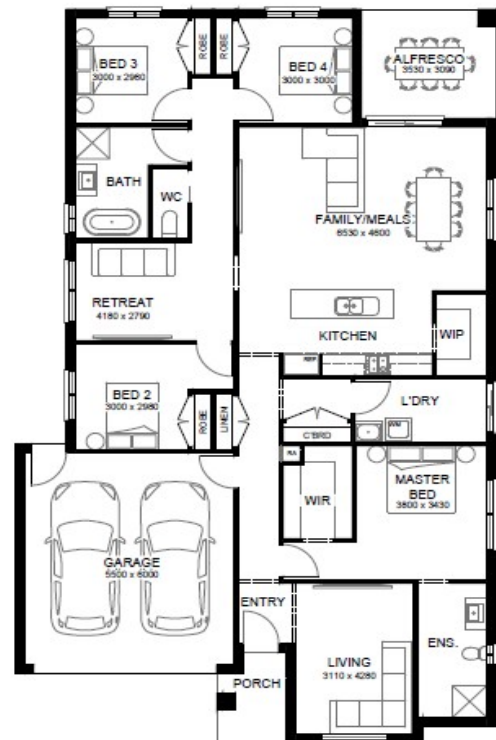


## MOVE IN READY

- **FIXED Site Costs & Rock Removal**
- Brick finish to entire home. Brick infills over windows
- Cat 3 Facades
- Driveway and porch (up to 36m<sup>2</sup>)
- Stainless steel Kitchen appliances & dishwasher
- Overhead cabinetry in Kitchen
- Flyscreens
- Garage remote
- LED Downlights throughout
- Tiled Shower bases
- Bushfire Attack 12.5 if required. Infrastructure levy.
- 7 star energy efficiency. Solar PV System.
- Double-glazed awning windows and sliding doors
- All Developer & Council requirements.

## Turnkey Elements

Front Landscaping - Includes mixture of instant turf, mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, electronic battery-operated timer, 2 of 1200mm high trees to front of dwelling and letterbox with house numbers. Nature strip will be levelled, topsoiled and lawn seed applied



**Contact**

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