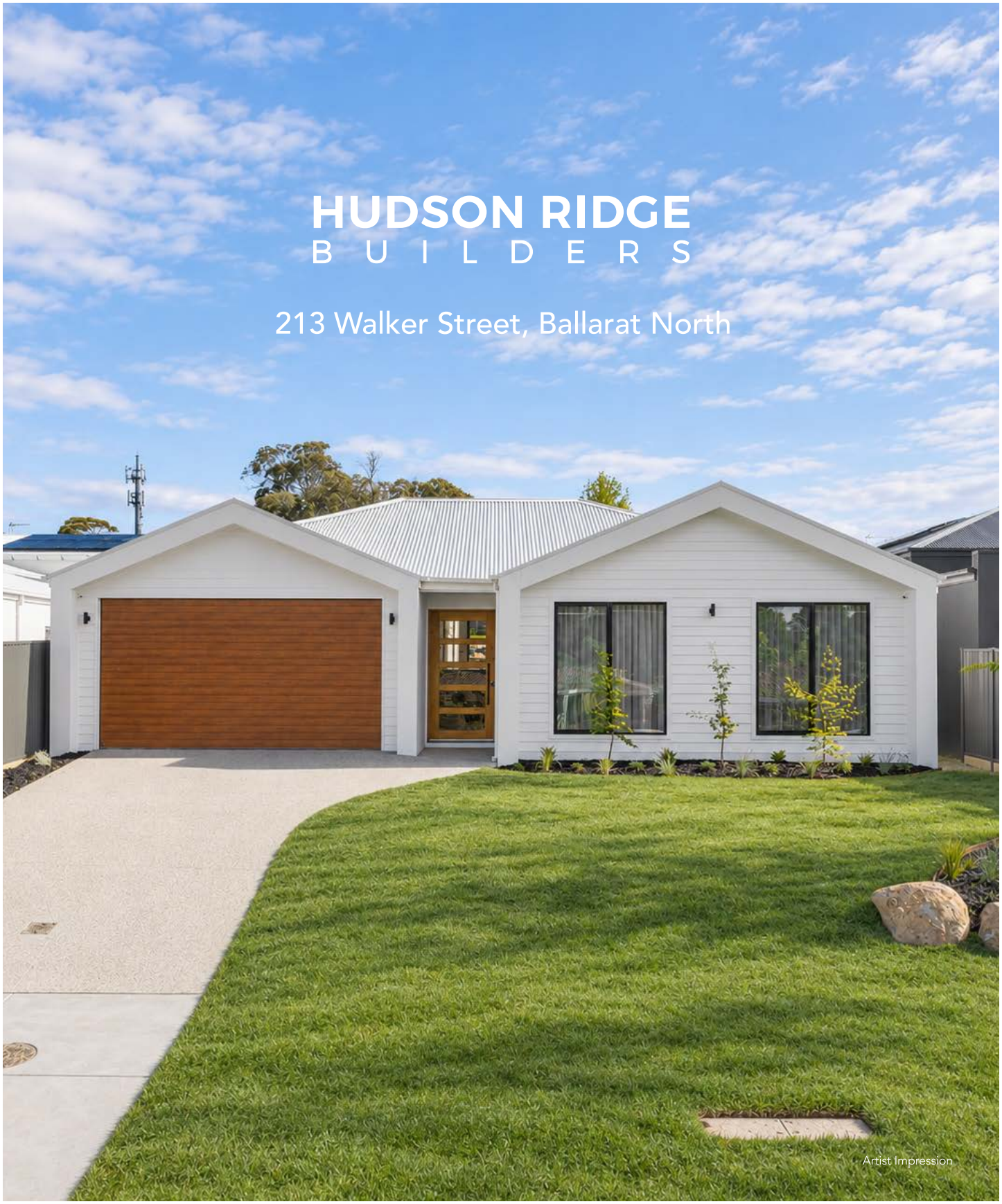

HUDSON RIDGE
BUILDERS
213 Walker Street, Ballarat North
Artist Impression

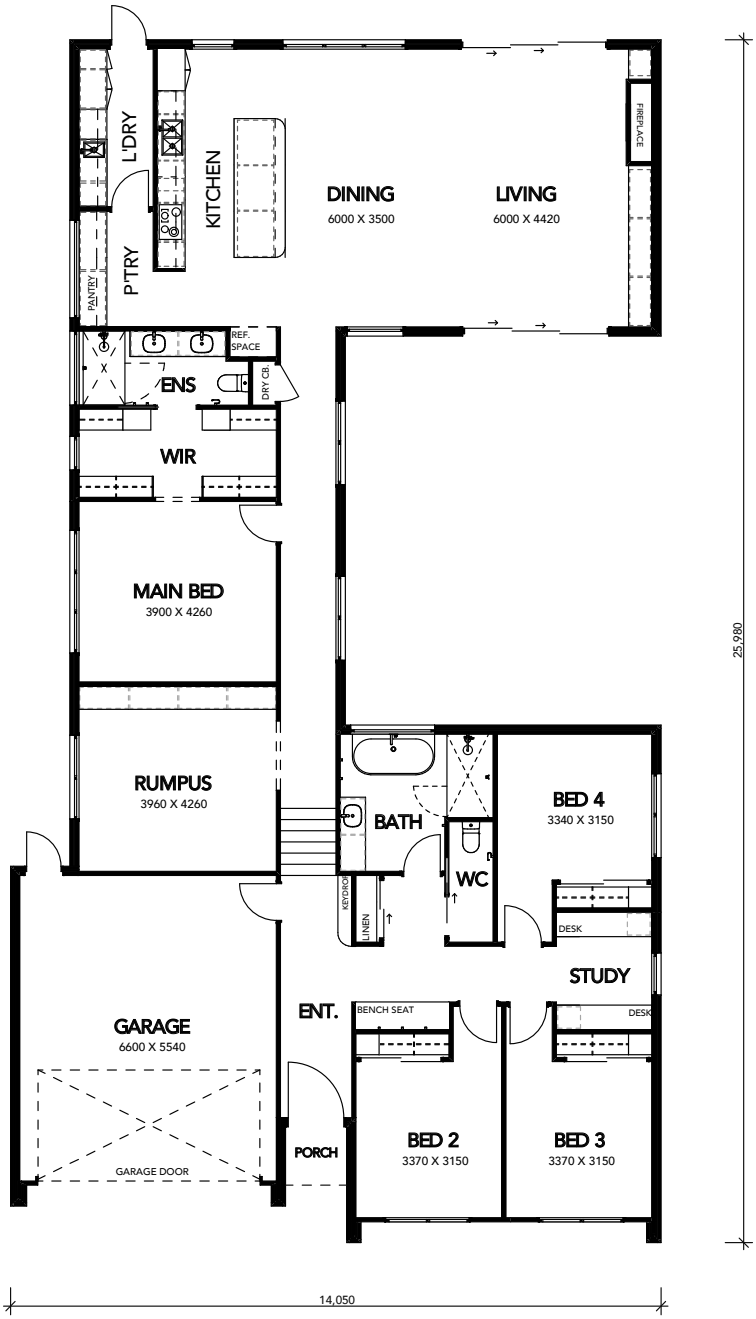
213 Walker Street, Ballarat North

Specifications

Minimum lot width: 16m
Minimum lot length: 32m

4 2 2 2 2

Ground floor	232.51m²
Garage	2.26m²
Porch	39.21m²
Total area	273.98m²



INCLUSIONS

- CSR Hebel PowerPanel External Walls
- James Hardie Linea Weatherboard Cladding
- Colorbond Roofing
- Architectural Façade with Render Finish
- Exposed Aggregate Driveway & Porch
- Trend Aluminium Windows & Sliding Doors
- Flyscreens to Windows & Sliding Doors
- 1200mm American White Oak Feature Entry Door
- Yale Assure Digital Front Door Lock
- Square Set Cornices Throughout
- 67mm Square Edge Skirtings & Architraves
- Corinthian Moda White Oak Internal Doors
- Feature VJ Wall Panelling to Living, Rumpus & Mudroom
- Decorative Demiround Feature Panelling to Master Bedroom
- Caesarstone M3 Benchtops to Kitchen, Island & Walk-in Pantry
- Curved Kitchen Island Stone Benchtop
- Artusi 900mm Oven & Induction Cooktop
- Artusi Rangehood & Integrated Dishwasher
- Custom Walk-in Pantry with Stone Benchtop
- Feature Floating Kitchen Shelves
- Custom Living Room TV Joinery
- Built-in Study & Rumpus Joinery
- Custom Mudroom Bench Seat & Storage
- Caesarstone Laundry Benchtop with Overhead Cabinetry
- Caesarstone Ensuite & Bathroom Benchtops
- Brushed Nickel Tapware Throughout
- Tiled Insert Shower Drains
- 1700mm Back-to-Wall Bath
- Feature Wall Tiling to Ensuite & Bathroom
- Feature Tiled Kitchen, Pantry & Laundry Splashbacks
- Coastline Trinity Oak Flooring to Main Living Areas
- Quality Carpet to Bedrooms, Rumpus & Walk-in Robe
- Timber-Finish Internal Staircase
- Timber Stair Handrail
- Rinnai LS800 Gas Log Fireplace
- Fujitsu 18kW/20kW Ducted Reverse Cycle Heating & Cooling
- LED Downlights Throughout
- Clipsal Iconic Power Points & Light Switches
- External Feature Wall Lighting & LED Spotlights
- Roller Blinds to Selected Windows
- Plantation Shutters to Rumpus & Study
- Ceiling-Mounted Sheer Curtains to Selected Bedrooms
- Haymes Premium Internal Paint Finishes
- Natural Stained Timber Entry Door