

House & Land



Price excludes upgrade items above standard specification such as feature render and bricks, front entrance timber decking, front entry door, brick infills above garage, external lighting, fencing, concrete paths and driveway. Façade Image may also contain items not supplied by Australian Building Company, namely landscaping and planter boxes.



Floorplan may not reflect developer guidelines and depicts the base façade. Total squares and building size of the home is calculated by measuring from the external side of external walls. Where no external wall exists for the purpose of measuring building area (such as porticos, balconies, or outdoor rooms), Australian Building Company assumes a straight line between the exterior of walls or columns.

Package From

\$607,910*

Titled Land

Karson 20 Cove

Florian

Lot 815 Fabienne Way, Ballarat



425m2



185m2



3



2



2

Package includes:

- 7 star energy rating
- Site cost allowance
- Eaves to façade
- Quality tiles to bathrooms, ensuite and laundry
- Tiled shower base
- Stylish stainless steel appliances
- Ducted gas heating

To find out more, contact **Brett Simpson**
on 13 18 28



131 828
abchomes.com.au

Easy as  **AUSTRALIAN BUILDING CO.**

Package is correct at time of publication, availability, images, inclusions and prices are subject to change due to circumstances that may affect the price as set out in the building contract (including the land registration date not being met), changes in local, state or federal government laws and developer approval. Land is supplied by Developer, land prices and availability are subject to change without notice. Advertisers Package Price is based on Australian Building Company's ABC standard inclusions, any additional inclusions listed, Australian Building Company's preferred siting of the home and the expected land titling date as notified by the developer and is subject to Australian Building Company's price hold expiry date by which the owner must include essential information to Australian Building Company to commence construction, including land title. Package price excludes customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Typical site costs allowance is included in the price, additional site costs may apply if site survey and soil tests indicate footings and site works different to those expected for the location. Additional costs may incur if there are bushfire, wind rating or acoustic requirements. For more information on pricing and inclusions please speak with a Australian Building Company New Home Advisor. Newfield Real Estate Pty Ltd ACN 159 312 722, Licence number 028051L. Builder's Licence: CDB-U52968 #For details on our structural guarantee and other terms and conditions visit abchomes.com.au/terms Package Printed Date: 26/03/2025 Price Region: Ballarat