



House & Land Package

Mellrose 330 Hamptons



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Stroud Homes Fully Loaded Inclusions

- 20mm Caesarstone bench tops throughout
- Builders' range carpet with 10mm underlay
- 450mm tiles from Tile City throughout
- Downlights inside & out as per electrical plan
- Brushed Concrete Driveway (60m²)
- BlueScope Colorbond roof, gutters and fascia
- Remote Control Panel Lift Garage Door
- T2 treated frame & trusses + physical barrier perimeter termite protection
- Security screens to all sliding doors
- Flyscreens to windows
- Aluminium door tracks to alfresco area
- 540mm x 340mm tiled shower niches to bathrooms
- Watty1 3 coat paint system
- Mizu taps and full bathroom accessories
- Solus ceramic soft close back to wall toilets
- All fees, applications and insurance



\$1,071,210

Floor Area – 315.5m²

House Size
Width 26m Depth 14.7m

New Homes Sales Consultant

Peter Woolgar **0447 787 683**

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Land - Lot 14

\$440,000 5215m²

Site Specific

- M class slab
- Site works to 1000mm
- HSTP supplied & installed
- Full pressure town water
- Bal 12.5

Independent handover inspection



Stroud Homes | ABN: 71 635 242 590 | Builders Lic No: 15149919
 *Photos used in the advertisement are not photos of the actual home. Refer to each individual quote for information on finishes and inclusions. This land may not have been released. Exact land cost, size and shape are based on indications provided by land developer. Contact Stroud Homes for more information.