



Paul Gray Builders

Including:
Matrix Facade



HOUSE & LAND PACKAGE

Amberley 23

Lot 26 Elkhorn Crescent,
Strathfieldsaye

\$753,841*

Lot Size: 777m²

Living: 17.64sq's

Total: 25.41sq's



For more information, contact:

Emily Gray

0447 238 255

emily@paulgraybuilders.com.au

**Price is true and accurate as at 13/02/2026.*

Registered Building Practitioner: CDB-U48944
CDB-U48943

Paul Gray Builders



109 High Street, Bendigo VIC 3550

PH: (03) 5444 5054

www.paulgraybuilders.com.au

TURN KEY INCLUSIONS

All the items that come included in this fantastic package!



**Paul Gray
Builders**

- 900mm upright cooker, rangehood & freestanding dishwasher.
- 20mm engineered stone benchtops to kitchen.
- Selection of vinyl planks or tiles to main living, entry & kitchen.
- Carpet to bedrooms & remaining living areas.
- Window locks & flyscreens to windows and sliding doors.
- Blinds or verticals to clear glazed windows.
- Brick infills above all windows/doors.
- Clothesline and brick letterbox.
- External concrete paving, including up to 30m² for driveway.
- Colorbond roof.
- Ducted and zoned reverse cycle heating & cooling.
- Tiled shower bases.

Generous electrical allowances including:

- LED downlights to main living/entry/kitchen.
- Minimum of 2 power points to all rooms.
- TV Antenna and point(s).

Site allowances are also included in this price based on the information received from the listed land developer, including (where applicable):

- Additional requirements to slab.
- Site works.
- Service connections.
- BAL (Bushfire Assessment Level).
- 7-star energy rating.

Please note: Site allowances are subject to final reports.

