

Including:  
**Oakley Façade**  
(pictured)



**Paul Gray  
Builders**

# Hamilton 22



**Lot 28 Fern Ave  
Strathfieldsaye**

*Forest Ridge*

**STRATHFIELDSAYE**

Lot size: 596m<sup>2</sup>

Living: 16.82sq's

Total: 22.23sq's

House and Land Price:

**\$692,309**

For more information about our House and Land packages, please contact:

Pricing is true and correct as at  
8/04/2025. Price is subject to change  
without notice.

Registered Building Practitioner CDB-U48944  
CDB-U48943

**Wes Dorrington:** 0400 823 309  
**Emily Gray:** 0447 238 255

PAUL GRAY BUILDERS PTY LTD  
109 High St, Bendigo 3550  
PH: 03 5444 5054

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emily@paulgraybuilders.com.au

# TURN KEY INCLUSIONS

- 900mm upright cooker, 900mm range hood & 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 30m<sup>2</sup> for driveway
- Colorbond roof
- Reverse Cycle Ducted & Zoned Heating and 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)

## GENEROUS SITE ALLOWANCES INCLUDED

Site allowances are included in this price based on the information received from the 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...*

***Just add the fencing & landscaping and you're done!***

Contact our office today for more information on 5444 5054.



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Builders**