



\$670,149 FIXED PRICE*



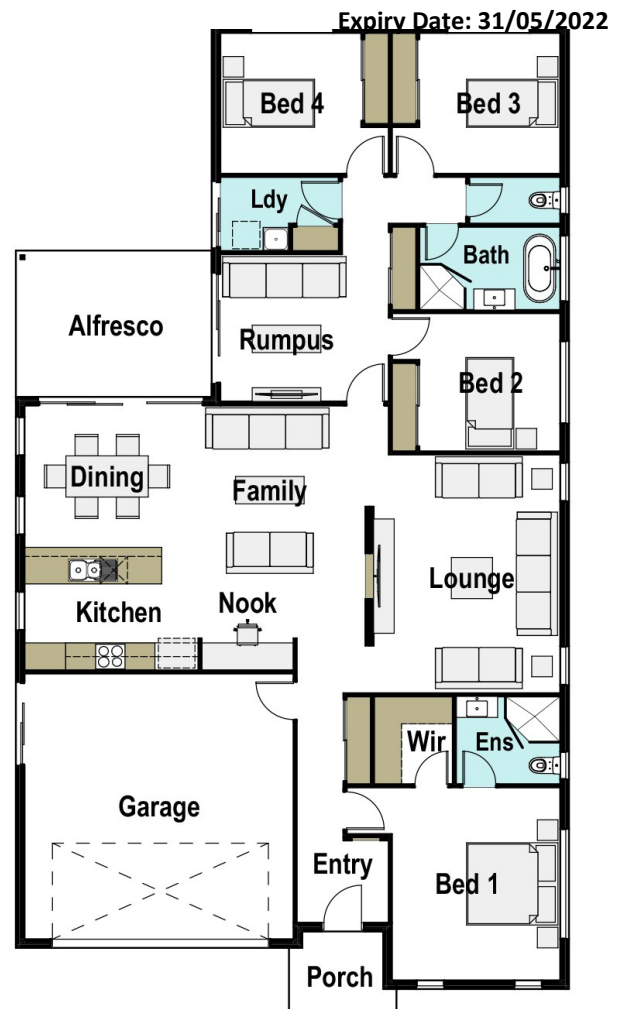
1036 Diablo Place "Pinnacle Estate"

Lot Size: 505m² | 14m x 29m

Avalon 230 F 2 (230.66m²)

FEATURES

- ✓ Four bedrooms + Study . Bed 1 includes a WIR and an Ensuite.
- ✓ Open plan Dining, Lounge, plus separate lounge.
- ✓ Covered Alfresco roof. Outdoor living spaces.
- ✓ Kitchen with island bench breakfast bar.
- ✓ Actron 9kW ducted reverse cycled air conditioning package.
- ✓ Beacon Commercial recessed LED lighting throughout.
- ✓ CSR Bradford Gold R3.0 ceiling batts and R2.0 wall batts.
- ✓ Carpet Court carpet with 7mm foam underlay to bedrooms.
- ✓ Carpet Court hybrid flooring to main floor and halls.
- ✓ Reece Mizu Soothe fixtures including white freestanding bath.
- ✓ Schlage SL3 triple function door handle to Entry.
- ✓ Clipsal Iconic switches and power points internally.
- ✓ Digital television antenna with booster (if required).
- ✓ PGH face brick façade with Colorbond roof, fascia and gutter.
- ✓ Rheem 6 star gas instantaneous hot water system.
- ✓ Kingspan 3000L slimline rainwater with submersible pump.
- ✓ Flick-Anticimex perimeter termite barrier.
- ✓ Rotary clothesline and freestanding letterbox.
- ✓ 150m² kikuyu turf.



1300 886 793

www.inh.com.au/ballarat