



# ALPHA

## HOUSE + LAND PACKAGE Madison 2 - Ridge Facade

PRICE  
FROM\*

# \$365,636

9 (733m2)  
DELACOMBE

204.41 m2



3



2



2



### DIMENSIONS

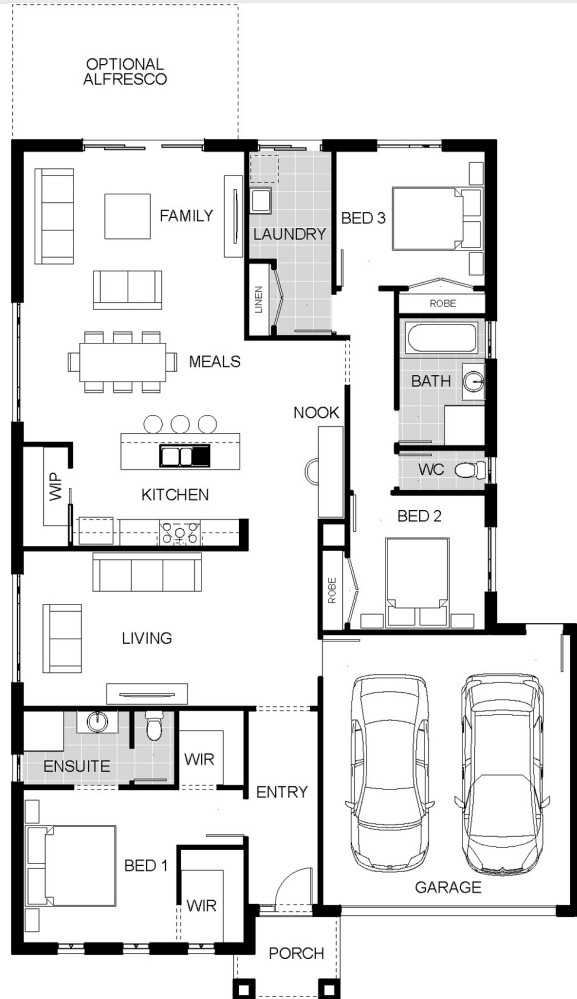
#### House Details

Living: 164.18m2  
Garage: 36.19m2  
Porch: 4.04m2  
Total area: 204.41m2

Land size: 731.54m2

### FEATURES

- Spacious Meals & Family Area
- Quality Stainless Steel Appliances Inc 900mm Freestanding Oven
- Gas Ducted Heating
- Solar Hot Water System
- Overhead Cupboard to Kitchen
- Lever Down Handles
- Professional Colour Consultation
- Sectional Garage Door
- Colorbond Roof
- 6 Star Energy Rating
- Bushfire Attack Level 12.5 Included
- Bluescope Steel House Frame
- 50 Year Structural Guarantee
- Please contact us for our current Promotion.



## CALL US NOW 1300 54 5464



**Ballarat Office**  
1816 Sturt Street  
BALLARAT 3350

**Sales Enquiries**  
Lisa Duke 0427 818 194

[www.jgkinghomes.com.au](http://www.jgkinghomes.com.au)

Package price is based on standard plan and builders preferred siting. All packages are subject to developer approval and availability. Images are for illustration purposes only and may depict fixtures, finishes and features either not supplied or that are upgrade options. JG King reserves the right to withdraw or alter the prices at any time without notice. Rock excavation and removal is not included in the price and site costs are subject to site conditions. BAL 12.5 included based on the following items: Metal roof only, Evaporative cooling unit must be Brivis AD56 or AD66 models, No combustible materials are to be within 900mm of the dwelling such as - Timber decks, Timber pergolas, Timber fencing, Timber screening or cladding. Speak to JG King Representative for full house and land specifications and Inclusions. Copyright © 2015 Reproduction in any form either in whole or part is forbidden. JG King Pty Ltd (T/A J G King Homes)