



**AUSTRALIAN  
BUILDINGCO.**



Price excludes upgrade items above standard specification such as feature render and bricks, front entrance timber decking, front entry door, brick infills above garage, external lighting, fencing, concrete paths and driveway. Façade Image may also contain items not supplied by Australian Building Company, namely landscaping and planter boxes.



## FIXED PRICE\* HOME AND LAND

**\$657,680\***

\*Price fixed based on Forecast Land Title Registration Date

### LOT 124 BALLADONIA AVENUE

ALTURA DROUIN 3818

**LLOYD 23** | VISTA FAÇADE

HOME SIZE: 23sq | 209m<sup>2</sup>

LAND SIZE: 14m WIDE BY 28m DEEP | 392m<sup>2</sup>

FORECAST LAND TITLE REGISTRATION: AUG 2026



BUILT TO OUR BASE SPECIFICATIONS AND  
LAND, PLUS:

- ✓ 7 star energy rating
- ✓ Site cost allowance
- ✓ Eaves to façade
- ✓ Quality tiles to bathrooms, ensuite and laundry
- ✓ Tiled shower base
- ✓ Stylish stainless steel appliances
- ✓ Ducted gas heating
- ✓ Bushfire Upgrades

### LACHLAN PRYOR

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Package is correct at time of publication, availability, images, inclusions and prices are subject to change due to circumstances that may affect the price as set out in the building contract (including the land registration date not being met), changes in local, state or federal government laws and developer approval. Land is supplied by No Developer, land prices and availability are subject to change without notice. Advertised Package Price is based on Australian Building Company's ABC - VIC standard inclusions, any additional inclusions listed, Australian Building Company's preferred siting of the home and the expected land titling date as notified by the developer and is subject to Australian Building Company's price hold expiry date by which the owner must include essential information to Australian Building Company to commence construction, including land title. Package price excludes customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. For more information on pricing and inclusions please speak with a Australian Building Company New Home Advisor. Newfield Real Estate Pty Ltd ACN 159 312 722, Licence number 028051L. Builder's Licence: Builders License Number: CDB-U52968 #For details on our Lifetime structural guarantee and other terms and conditions visit <https://abchomes.com.au/terms-and-conditions> Package Printed Date: 17/06/2025 Price Region: Gippsland West