

House & Land

## \$982,000\*



## Kirra 34 🔴

Address Lot 4656, Meridian, Clyde North, 3978

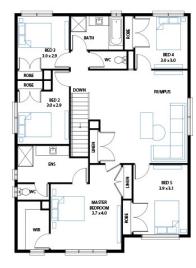
Facade	Lot Width	Lot size	House size
Chicago	13.7	507 m <sup>2</sup>	314 m <sup>2</sup>

6

2 🖑

2 🗟





## Available Structural Options

L Shape Kitchen, Ground Floor Additional Master Suite, First Floor Additional Master Suite, Grand Theatre, Outdoor Living Flip, Outdoor Living Flip + U Shape Kitchen, Guest Bedroom Ensuite, Shower to Powder, Butler's Pantry, Balcony Option 1, Balcony Option 2, Extended Laundry & Shower to Powder,

## Your Inclusions

- 'H' class waffle concrete slab
- Double glazing throughout
- Colorbond' corrugate roof with 22.5-degree roof pitch
- Dimmable LED downlights to main Living areas
- Flooring throughout (tiles and carpet)
- 'Quantum Quartz' engineered stone benchtops with 20mm edge profile, to Kitchen
- 900mm Kitchen Appliances
- Laminate overhead cupboards with concealed rangehood to Kitchen
- Tiled shower bases to Bathroom and Ensuite
- Gas ducted heating
- 'Colorbond' sectional overhead door with automated lifter and remote controls
- Solar PV system
- 25-year structural guarantee
- 12-month maintenance period
- 7-Star energy rating compliance
- Trusted New Home Builder in Melbourne, Victoria for over 25 years

Package Enquiries Dale Bridgland - 0448421941, dale.bridgland@beachwoodhomes.com.au

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The package price is subject to site costs adjustment & does not include any stamp duty, government levies, legal or bank charges. Beachwood Homes Pty. Ltd. reserves the right to amend pricing & inclusions without notice. Alterations may incur additional charges. Note the images used on this brochure are indicative only, please check with our sales team for accurate working drawing details. - Published January 06, 2025