

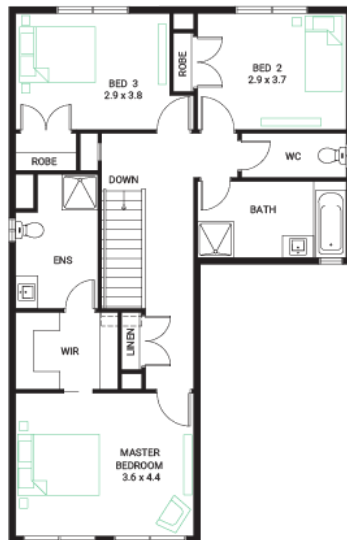
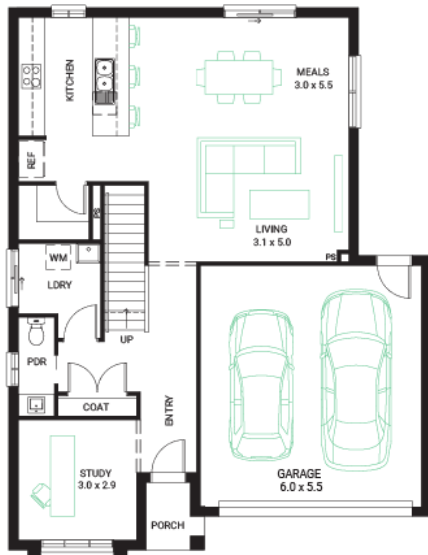


## Surge 23

3  2  2 

**Address**  
Lot 9, Saffron, Clyde North, 3978

<b>Facade</b> Classic (Build Over)	<b>Lot Width</b> 12.5	<b>Lot size</b> 314 m <sup>2</sup>	<b>House size</b> 214 m <sup>2</sup>
---	--------------------------	---------------------------------------	---



### Your Inclusions

- 'H' class waffle concrete slab
- Double glazing throughout
- Insect Screens with fibreglass mesh throughout
- Flooring throughout (tiles and carpet)
- Ceramic wall tiles to Kitchen splashback, floor and skirting tiles to Bathroom, Ensuite and W.C.s
- Laminate overhead cupboards with concealed rangehood to Kitchen
- Gas ducted heating
- 'Dulux' Wash and Wear 3 Coat paint system
- 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

**SAFFRON**  
CLYDE NORTH