House & Land



\$859,700*



Elwood 33

Address

Lot 9, Saffron, Clyde North, 3978

| OUTDOOR LIVING 3.5 x 3.0 | MEALS 30552 | |
|-----------------------------|---------------------|--|
| 3.5 x 3.0 | | |
| | КПСНЕМ | |
| | | |
| LIVING 6.1 x 4.6 | | |
| | | |
| | | |
| | CARAGE 6.0 x 5.5 | |



| Facade | Lot Width | Lot size | House size |
|--------|-----------|--------------------|--------------------|
| Bay | 12.5 | 314 m ² | 302 m ² |

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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

SAFFRON CLYDE NORTH

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 07, 2025