

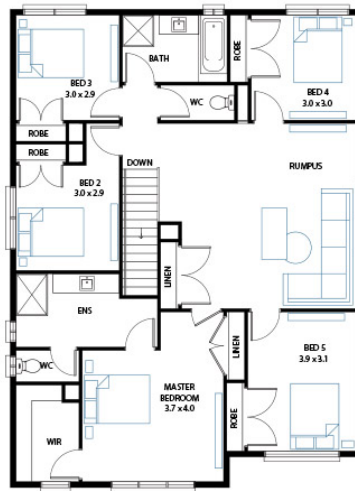
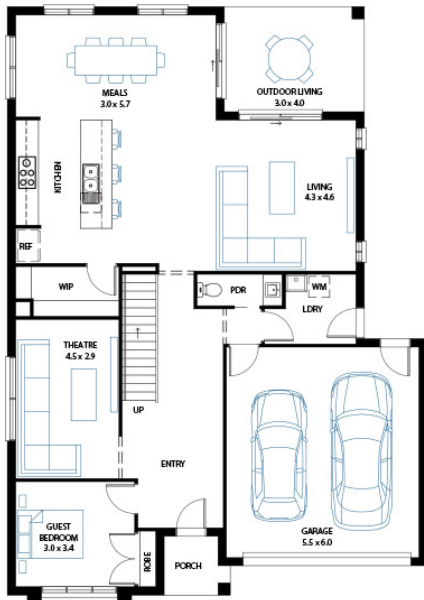


## Kirra 34

6 2 2

**Address**  
Lot 262, Established Area, Newborough, 3825

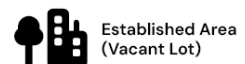
**Facade** Classic  
**Lot Width** 17.1  
**Lot size** 523 m<sup>2</sup>  
**House size** 314 m<sup>2</sup>



### 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



Established Area  
(Vacant Lot)