



## Elwood 33

5 2 2

| Address                                   | Facade  | Lot Width | Lot size           | House size         |
|---|---------|-----------|--------------------|--------------------|
| Lot 427, Maple Grove, Pakenham East, 3810 | Bay Mk2 | 12.5      | 350 m <sup>2</sup> | 302 m <sup>2</sup> |

### Available Structural Options

Rear Flip, Butlers Pantry, Ground Floor Master Suite, 6th Bedroom, Balcony Option 1, Balcony Option 2, Deluxe First Floor Master Suite, Deluxe Kitchen, Grand Outdoor Living,

### Your Inclusions

- All Electric Home
- '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
- Split System heating and cooling
- '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  
Leanne Marshall - 0409 449 841,  
leanne@beachwood-homes.com.au

**MAPLE  
GROVE**