





## Lorne 31

## Address

Lot 129, Drouin Fields, Drouin, 3818

Facade	Lot Width	Lot size	House size
Cape Mk1	16.7	501 m <sup>2</sup>	292 m <sup>2</sup>

4 🚍

2 🔿

2 🗟

## **Available Structural Options**

First Floor Grand Ensuite, Rear Flip, Ground Floor Additional Master Suite, Side Activity Room, Deluxe Kitchen, Butler's Pantry, Balcony, Additional WIR,

## 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

BED A 31 x 33 ROBE RO

Package Enquiries Leanne Marshall - 0409 449 841, leanne@beachwood-homes.com.au



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 May 28, 2025

MEAS 35×45 UNING 46×53		
		~~~
	MEALS 3.5 x 4.6	0urboon Living 3.2 x 8.3



