



## Jarrah 29

4 2 2

**Address**  
Lot 1650, Orana, Clyde North, 3978

**Facade**  
Bay

**Lot Width**  
15.3

**Lot size**  
381 m<sup>2</sup>

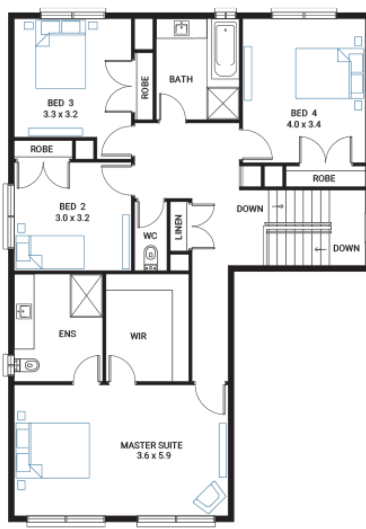
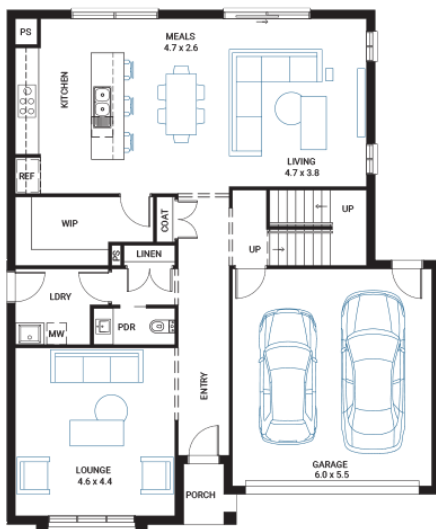
**House size**  
269 m<sup>2</sup>

### Available Structural Options

Grand Ensuite, Deluxe Kitchen, Powder Room, Extended Laundry & WIP, Butler's Pantry, Stair Seat, Deluxe Bathroom, Additional WIR, Balcony 1,

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

