

\$998,100*



Lorne 40

Address

Lot 5056, Meridian, Clyde North, 3978

Beachwood 🦰

HOMES

| MEALS 25746 | OUTDOOR LIVING 322 k53 |
|-------------------------|---------------------------|
| | LIVING 4.5x53 |
| WIP | |
| PDR STUDY 32x27 | AA |
| LOUNCE 3.57.44 PORCH | GAAGE 6.0 x 5.5 |



| Facade | Lot Width | Lot size | House size |
|----------|-----------|--------------------|--------------------|
| Cape Mk1 | 14 | 448 m ² | 367 m ² |

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2 🗟

Available Structural Options

Ground Floor Rear Flip, Butler's Pantry, Deluxe Kitchen, Ground Floor Master Suite, Ensuite to all Bedrooms, 4 Bedroom with WIR, Balcony 1, Balcony 2,

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

MERIDIAN

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 31, 2025