House & Land



# \$835,300\*



## Kirra 31 🔴

Address Lot 1003, Ferntree Ridge, Drouin, 3818

Facade	Lot Width	Lot size	House size
Bay	19	800 m <sup>2</sup>	291 m <sup>2</sup>

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## Available Structural Options

Grand Theatre, Outdoor Living Flip, Outdoor Living Flip & U Shape Kitchen, Guest Bedroom & Ensuite, Ground Floor Additional Master Suite, Fifth Bedroom, First Floor Additional Master Suite, L Shape Kitchen, Shower to Powder, Butlers Pantry, Balcony, Extended Laundry with Shower to Powder,

### 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 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 October 05, 2023