



### Kirra 31

5 2 2

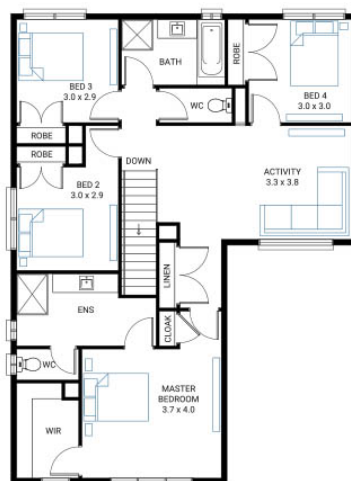
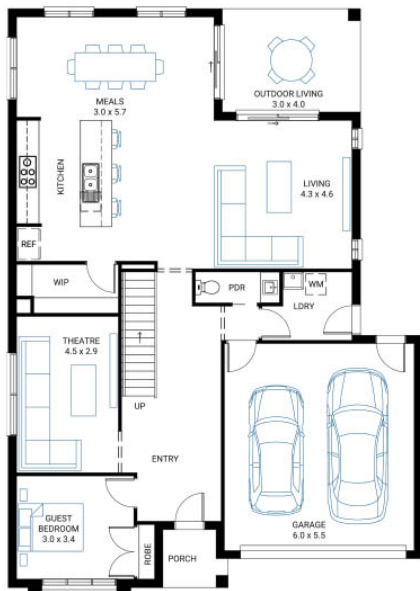
**Address**  
Lot 1811, Orana, Clyde North, 3978

**Facade**  
Bay

**Lot Width**  
16.1

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

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



#### 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

