House & Land



## \$809,600\*



## Spinifex 28

Address Lot 12, Saffron, Clyde North, 3978

	BED 3 3.0m x 3.5m BED 2 3.0m x 3.4m BED 2 3.0m x 3.4m BED 2 3.0m x 3.4m
MEALS 3.4m x 4.4m PER U WW	BED 4 3.0m x 3.0m 3.5m x 5.1m
LOUNGE 5.5m x 2.7m GARAGE 6.0m x 5.5m	WIR MASTER BERROM 3.4m x 3.1m

Facade	Lot Width	Lot size	House size
Bay	12.6	313 m <sup>2</sup>	258 m <sup>2</sup>

4 🚍

2 🔿

2 🗟

## **Available Structural Options**

Extended Lounge, Extended Laundry & Pantry, Fifth Bedroom, Fireplace, Butlers Pantry, Balcony, Shower to Powder Room, Deluxe Kitchen, Additional Master Suite, First Floor Powder Room,

## 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

CLYDE NORTH

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 June 02, 2024