

House & Land

## \$814,400\*



## Elwood 28

Address Lot 11, Saffron, Clyde North, 3978

OUTDOOR LIVING 3.5m 3.5m	MEAS Sana Sam
LV/NG 6.1m x 4.6m	



Facade	Lot Width	Lot size	House size
Bay	12.5	313 m <sup>2</sup>	254 m <sup>2</sup>

3 🚍

2 🖑

2 🗟

## Available Structural Options

Laundry Chute, Rear Flip, Shower To Powder, Additional Master Suite, Butlers Pantry, Fourth Bedroom, Balcony Option, Alternative Kitchen,

## 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

SAFFRON 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