



## Surge 23

3  2  2 

## Address

Lot 106, Verve, Clyde North, 3978

## Facade

Classic  
(Build  
Over)

Lot Width  
12.5

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

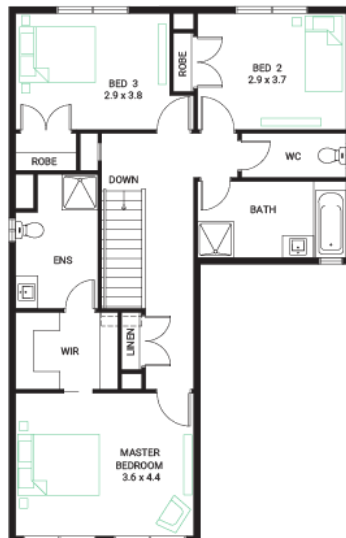
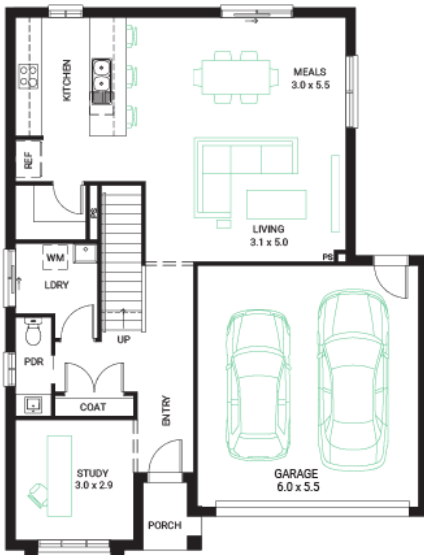
House size  
214 m<sup>2</sup>

### Available Structural Options

Deluxe Kitchen, Extended Laundry & Kitchen, Bed 4,  
Shower To Powder, Outdoor Living,

## Your Inclusions

- 'H' class concrete fibre concrete slab
- Double glazing throughout
- Insect Screens with fibreglass mesh throughout
- Flooring throughout (tiles and carpet)
- Ceramic wall tiles to Kitchen splashback, floor and skirting tiles to Bathroom, Ensuite and W.C.s
- Laminate overhead cupboards with concealed rangehood to Kitchen
- Gas ducted heating
- 'Dulux' Wash and Wear 3 Coat paint system
- 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  
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