



## Lorne 31



**Address**  
Lot 8, Waterford Rise, Warragul, 3820

**Facade** Classic  
**Lot Width** 14  
**Lot size** 406 m<sup>2</sup>  
**House size** 292 m<sup>2</sup>



### Available Structural Options

First Floor Grand Ensuite, Rear Flip, Ground Floor Additional Master Suite, Side Activity Room, Deluxe Kitchen, Butler's Pantry, Balcony, Additional WIR,

### 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  
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