



## Spinifex 34

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**Address**  
Lot 26, Waterford Rise, Warragul, 3820

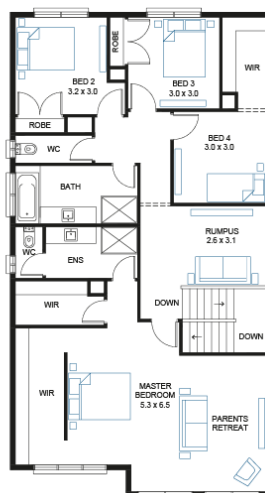
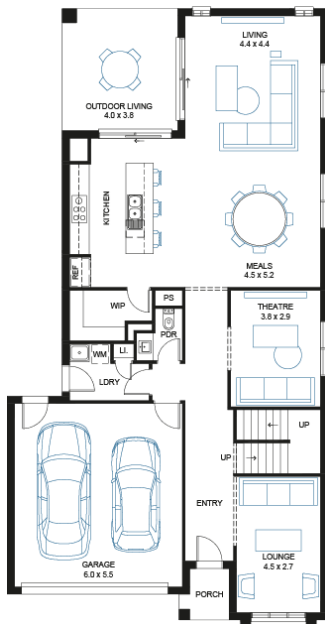
**Facade** Bay Mk3  
**Lot Width** 14  
**Lot size** 448 m<sup>2</sup>  
**House size** 315 m<sup>2</sup>

### Available Structural Options

Study, Extended Theatre, Extended Lounge, Extended Laundry & Pantry, Lounge Void, Rear Flip, Grand Ensuite, Additional First Floor Master, Front Rumpus, Fireplace, Butlers Pantry, Balcony Option 1, Balcony Option 2, Bed 5, Shower To Powder, Additional Master, Additional Master 2, Deluxe Kitchen, Powder Room, Extended 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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