

House & Land

# \$616,100\*



## Spirit 16 🔻

#### Address

Lot 35, Saffron, Clyde North, 3978



| Facade | Lot Width | Lot size           | House size         |
|--------|-----------|--------------------|--------------------|
| Ember  | 12.5      | 275 m <sup>2</sup> | 153 m <sup>2</sup> |

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#### Available Structural Options

Deluxe Ensuite, Extended Living, U Shape Kitchen, Outdoor Living,

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#### Your Inclusions

- 'H' class waffle 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 Raghu Rao - 0423 529 243, Raghu@beachwood-homes.com.au

### SAFFRON CLYDE NORTH

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 August 06, 2024