

# \$626,600\*



## Reef 22 🗖

#### Address

Lot 26, Waterford Rise, Warragul, 3820



Package Enquiries
Leanne Marshall - 0409 449 841,
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Facade	Lot Width	Lot size	House size
Ember	14	448 m <sup>2</sup>	207 m <sup>2</sup>

4 🚍

2 🔿

2 🗟

#### Available Structural Options

Rear Flip, Conventional Laundry, Fifth Bedroom, Deluxe Ensuite, Powder Room, U Shape Kitchen, Grand Outdoor Living, Rear Master Bedroom,

### 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



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 September 24, 2024