

House & Land

\$825,10<u>0*</u>



Albany 25

Address

Lot 2614, Smiths Lane, Clyde North, 3978



Package Enquiries Raghu Rao - 0423 529 243, Raghu@beachwood-homes.com.au

| Facade | Lot Width | Lot size | House size |
|---------|-----------|--------------------|--------------------|
| Kingdom | 12.5 | 400 m ² | 236 m ² |

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Available Structural Options

Fifth Bedroom, Theatre Room, Additional Master Suite, Butler's Pantry, U Shape Kitchen, Study, Rear Flip,

Your Inclusions

- 'H' class waffle concrete slab
- Double glazing throughout
- Insect Screens with fibreglass mesh throughout
- 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

SMITHS LANE

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 October 08, 2024

