



\$975,900\*



## Jarrah 39 🔴

## Address

Lot 2144, Orana, Clyde North, 3978

00/0000 L/MNG 3.5 x 4.4	
	MALS 47164
	GARAGE 6.0 x 5.5



Facade	Lot Width	Lot size	House size
Bay Mk1	14	448 m <sup>2</sup>	365 m <sup>2</sup>

5

## Available Structural Options

Grand Ensuite, Deluxe Kitchen, Powder Room, Extended Laundry & WIP, Butler's Pantry, Stair Seat, Deluxe Bathroom, Additional WIR, Rear Flip, Balcony 1, Balcony 2,

2 🔿

2 🗟

## 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 Dale Bridgland - 0448421941, dale.bridgland@beachwoodhomes.com.au

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 January 06, 2025