



### Surge 23

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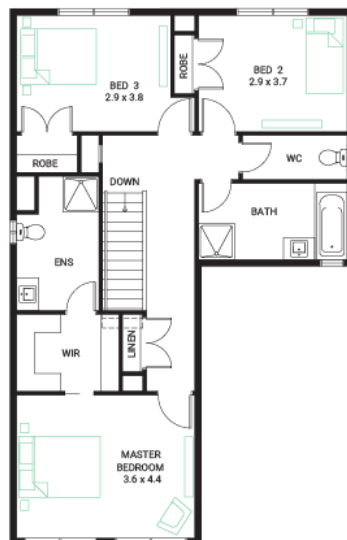
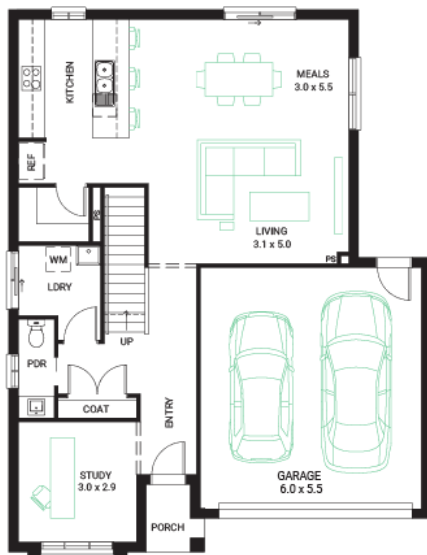
**Address**  
Lot 9, Saffron, Clyde North, 3978

**Facade**  
Classic  
(Build  
Over)

**Lot Width**  
12.5

**Lot size**  
314 m<sup>2</sup>

**House size**  
214 m<sup>2</sup>



#### 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  
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**SAFFRON**  
CLYDE NORTH