House & Land



# \$834,700\*



## Elwood 33

#### Address

Lot 9, Saffron, Clyde North, 3978

	MEALS 30 x 52	
OUTDOOR LIVING 3.5 x 3.0		
	кітснем 	
	PDR WIP	
	TAA'	
LOUNGE ENT		
POR	GARAGE 6.0 x 5.5 CH	



Facade	Lot Width	Lot size	House size
Bay	12.5	314 m <sup>2</sup>	302 m <sup>2</sup>

5 🚍

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

### SAFFRON CLYDE NORTH

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