

## Elwood 33

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### Address

Lot 1650, Orana, Clyde North, 3978

### Facade

Lot Width  
15.3

Lot size  
381 m<sup>2</sup>

House size  
302 m<sup>2</sup>

### Available Structural Options

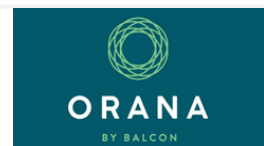
Rear Flip, Butlers Pantry, Ground Floor Master Suite , 6th Bedroom, Balcony Option 1, Balcony Option 2, Deluxe First Floor Master Suite, Deluxe Kitchen, Grand Outdoor Living,

### 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  
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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 April 22, 2024