



## Lorne 38

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**Address**  
Lot 4711, Meridian, Clyde North, 3978

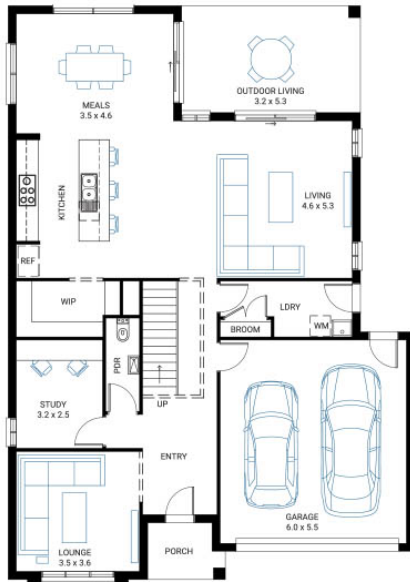
**Facade** Cape Mk1  
**Lot Width** 14  
**Lot size** 448 m<sup>2</sup>  
**House size** 353 m<sup>2</sup>

### Available Structural Options

Rear Flip, Butlers Pantry, Deluxe Kitchen, Additional Master Suite, Balcony One, Balcony Two, Ensuites To Minor Bedrooms, 4 Bedrooms With WIR,

### 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

**MERIDIAN**  
CLYDE NORTH