

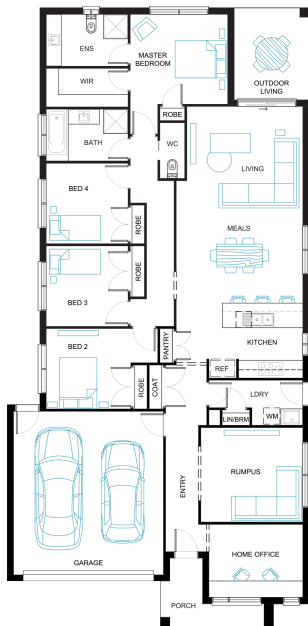


## Malibu 24

4 2 2

**Address**  
Lot 46, Proposed Development, Nyora, 3987

Facade	Lot Width	Lot size	House size
Pinnacle MK2	12.5	540 m <sup>2</sup>	225 m <sup>2</sup>



### Available Structural Options

Rear Flip, Powder Room, As Displayed WIR & Ensuite, Fifth Bedroom,

### Your Inclusions

- FHOG Applied!!
- Double glazing to all fully glazed aluminium external windows and sliding doors.
- `Fisher and Paykel` stainless steel appliances (900mm)
- Engineered stone benchtops with 20mm edge profile to Kitchen.
- Laminate overhead cupboards with concealed rangehood to Kitchen
- Towel rails and toilet roll holders to wet areas
- Tiled shower bases to Bathroom and Ensuite
- Built in laundry laminate unit with inset trough
- Flooring throughout (tiles and carpet)
- Bristle Classic low profile roof tiles
- `Colorbond` sectional overhead door with automated lifter and remote controls
- Insect Screens with fibreglass mesh to all openable windows.
- Gas ducted heating with ceiling outlets to Bedrooms and all Living areas.
- `Dulux` Wash and Wear 3 Coat paint system to internal walls.
- 25 Year Structural Warranty

Package Enquiries  
Casey Moyle - 0416 119 281,  
casey@beachwood-homes.com.au

