

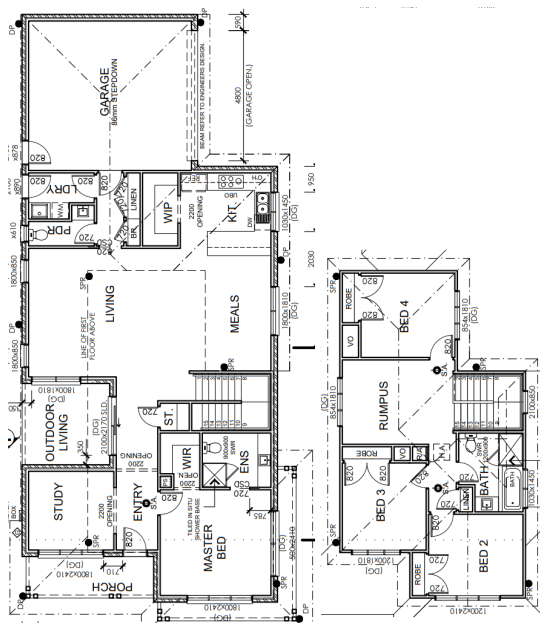


## Custom Design

4  2  2 

**Address**  
Lot 3108, Meridian, Clyde North, 3978

**Facade** Cape  
**Lot Width** 14  
**Lot size** 402 m<sup>2</sup>  
**House size** 259 m<sup>2</sup>



### Available Structural Options

First Floor Grand Ensuite, Ground Floor Master Suite, First Floor Side Activity, Displayed Kitchen, Butler's Pantry, Balcony, Rear Flip, WIR to Bed 2 and 3,

### Your Inclusions

- 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.
- 2550mm ceiling heights to Ground Floor areas.
- 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)
- `Colorbond` Metal Roof
- 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  
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**MERIDIAN**  
CLYDE NORTH