



## Sorrento 30



**Address**  
Lot 11, Emberwood, Warragul, 3820

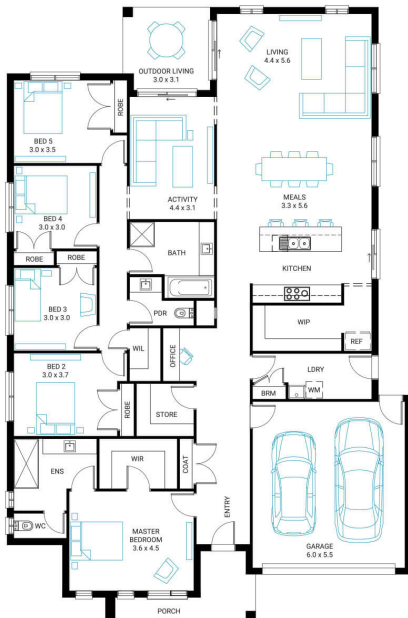
| Facade | Lot Width | Lot size           | House size         |
|--------|-----------|--------------------|--------------------|
| Sandy  | 16        | 753 m <sup>2</sup> | 281 m <sup>2</sup> |

## Available Structural Options

Grand Outdoor Living, U Shape Kitchen, Butlers Pantry,  
Deluxe Ensuite,

## 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.
- 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  
Gemma Rosbiffi - 0409 801 884 ,  
gemma@beachwood-homes.com.au

EMBERWOOD