

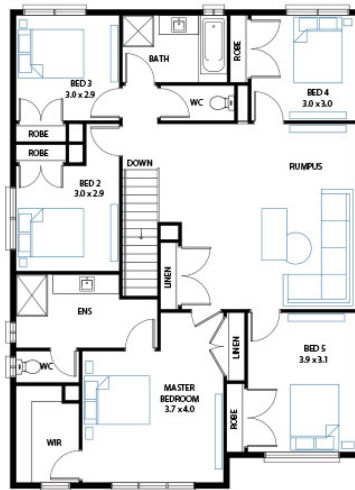
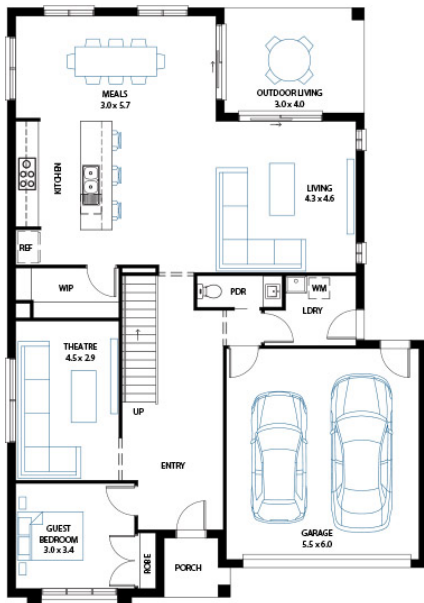


## Kirra 34

6 2 2

**Address**  
Lot 40, Emberwood, Warragul, 3820

**Facade** Bay Mk3  
**Lot Width** 14  
**Lot size** 630 m<sup>2</sup>  
**House size** 314 m<sup>2</sup>



### Available Structural Options

L Shape Kitchen, Ground Floor Additional Master Suite, First Floor Additional Master Suite, Grand Theatre, Outdoor Living Flip, Outdoor Living Flip + U Shape Kitchen, Guest Bedroom Ensuite, Shower to Powder, Butler's Pantry, Balcony Option 1, Balcony Option 2, Extended Laundry & Shower to Powder,

### 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
- 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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**EMBERWOOD**

