

House & Land





## Merbau 25

## Address

Lot 4519, Meridian, Clyde North, 3978



Facade Chalet MK1

Lot Width Lot size 392 m<sup>2</sup>

4 🚍

House size 235 m<sup>2</sup>

2 🗟

2 🚽

## **Available Structural Options**

14

Powder Room, Additional WIR, Deluxe Ensuite, As Displayed WIP, Deluxe Kitchen, Outdoor Living, Linen Cabinetry Fitout, Rear Flip,

## Your Inclusions

- 'H' class waffle concrete slab
- Double glazing throughout
- Insect Screens with fibreglass mesh throughout
- 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

MERIDIAN

Package Enguiries Abbey Cole - 0448 421 941, abbey@beachwood-homes.com.au

The package price is subject to site costs adjustment & does not include any stamp duty, government levies, legal or bank charges. Beachwood Homes Pty. Ltd. reserves the right to amend pricing & inclusions without notice. Alterations may incur additional charges. Note the images used on this brochure are indicative only, please check with our sales team for accurate working drawing details. - Published August 06, 2023