



## Merbau 25

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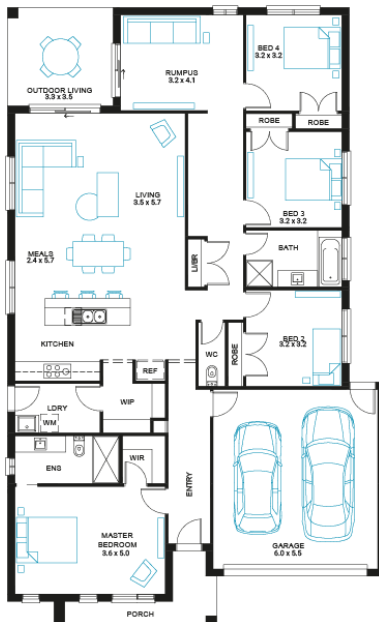
**Address**  
Lot 405, The Fairways, Drouin, 3818

**Facade**  
Chalet  
MK1

**Lot Width**  
14

**Lot size**  
553 m<sup>2</sup>

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



### Available Structural Options

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

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

THE FAIRWAYS