

### Spinifex 45

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#### Address

Lot 1122, Riverfield, Clyde, 3978

#### Facade

Lot Width  
14

Lot size  
448 m<sup>2</sup>

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

#### Available Structural Options

Extended Theatre, Extended Lounge, Extended Laundry & Pantry, Rear Flip, Grand Ensuite, First Floor Master, Fireplace, Butlers Pantry, Balcony 1, Balcony 2, Ground Floor Bed 5, Shower To Powder, Ground Floor Master 1, Ground Floor Master 2, Deluxe Kitchen, Ensuite to Bed 2,3,4, First Floor Powder, Extended WIR,

#### 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, 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

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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 October 13, 2023