



## Wattle 20

3 2 2

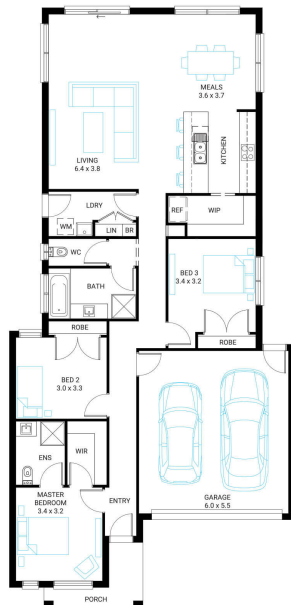
**Address**  
Lot 227, Kingbird, Botanic Ridge, 3977

**Facade**  
Gable  
MK1

**Lot Width**  
10.5

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

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



### Available Structural Options

Deluxe Ensuite, Outdoor Living, Fourth Bedroom, Rear Master, Rear Flip,

### Your Inclusions

- 'H' class waffle concrete slab
- Double glazing throughout
- Insect Screens with fibreglass mesh throughout
- Flooring throughout (tiles and carpet)
- Ceramic wall tiles to Kitchen splashback, floor and skirting tiles to Bathroom, Ensuite and W.C.s
- Laminate overhead cupboards with concealed rangehood to Kitchen
- Tiled shower bases to Bathroom and Ensuite
- Gas ducted heating
- 'Dulux' Wash and Wear 3 Coat paint system
- 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

