## Beachwood 🦰 HOMES

House & Land





# Byron 29

#### Address

Lot 2489, Botanic Ridge, Botanic Ridge, 3977



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

Facade Mode MK1

Lot Width 14

Lot size 490 m<sup>2</sup>

4 🚍

House size 272 m<sup>2</sup>

2 🗟

### **Available Structural Options**

U Shape Kitchen, Outdoor Living, Fifth Bedroom, Deluxe Ensuite, Powder Room,

#### 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



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 January 27, 2024