

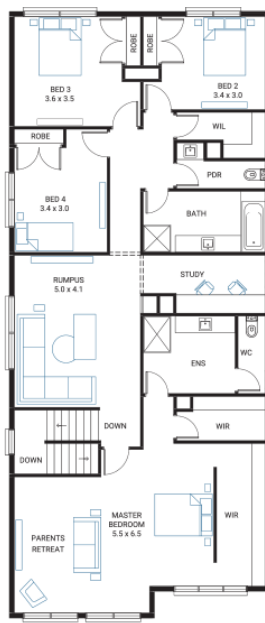
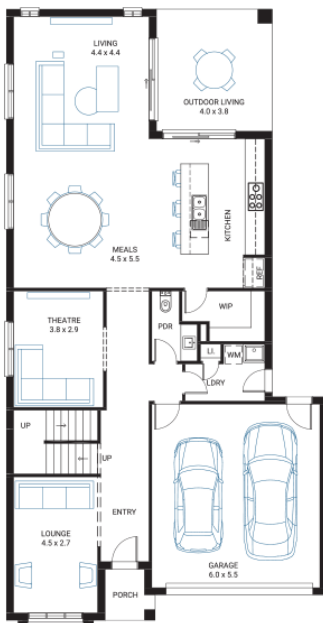


## Spinifex 38

4 2 2

**Address**  
Lot 19, Waterford Rise, Warragul, 3820

**Facade** Chicago  
**Lot Width** 12.5  
**Lot size** 460 m<sup>2</sup>  
**House size** 353 m<sup>2</sup>



### Available Structural Options

First Floor Ensuite, Deluxe Kitchen, Ground Floor Master Option 2, Ground Floor Master Option 1, Shower to Powder, Ground Floor Bedroom Five, Fifth Bedroom, Balcony Two, Balcony One, Butlers Pantry, Fireplace, Additional First Floor Master, Grand Ensuite, Rear Flip, Lounge Void, Extended Laundry & Pantry, Extended Lounge, Extended Theatre, WIR to Bed 2 and 3, 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 January 27, 2024