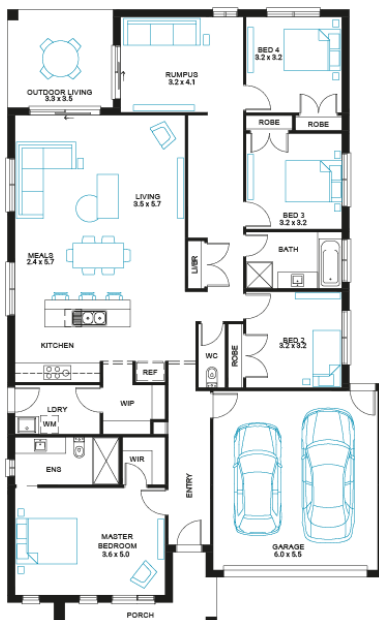




## Merbau 25

4 2 2

Address	Facade	Lot Width	Lot size	House size
Lot 3922, Meridian, Clyde North, 3978	Sandy	14	447 m <sup>2</sup>	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  
Raghu Rao - 0423 529 243,  
Raghu@beachwood-homes.com.au

**MERIDIAN**  
CLYDE NORTH