

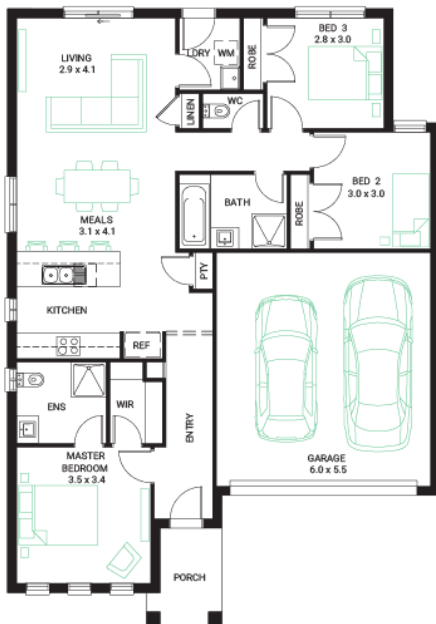


## Spirit 16

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**Address**  
Lot 137, Somerford, Clyde North, 3978

**Facade** Breeze  
**Lot Width** 13.5  
**Lot size** 312 m<sup>2</sup>  
**House size** 153 m<sup>2</sup>



### Available Structural Options

Deluxe Ensuite, Extended Living, U Shape Kitchen, Outdoor Living,

### 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
- 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  
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