



## Gunnamatta 23 ●

3 2 2

**Address**  
Lot 24, Saffron, Clyde North, 3978

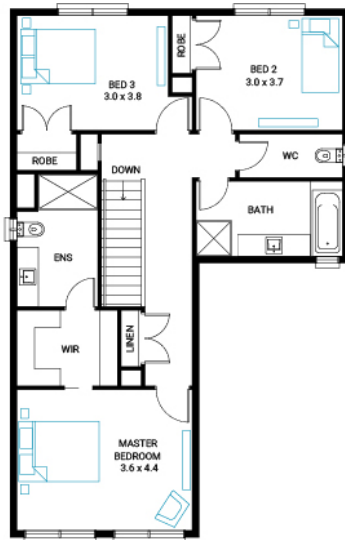
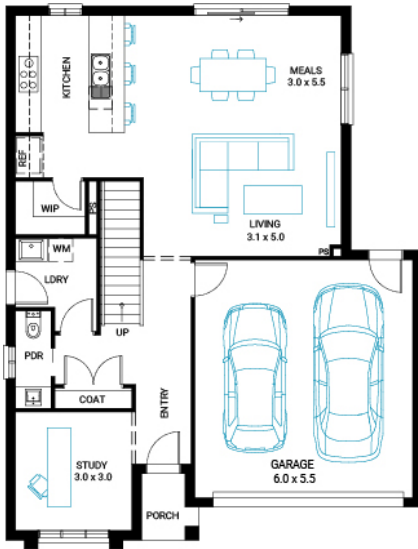
**Facade** Classic  
**Lot Width** 12.7  
**Lot size** 278 m<sup>2</sup>  
**House size** 214 m<sup>2</sup>

### Available Structural Options

Deluxe Kitchen, Extended Laundry & Kitchen, Bed 4, Shower To Powder, Balcony, Outdoor Living,

### 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  
Leanne Marshall - 0485 935 578,  
leanne@beachwood-homes.com.au

**SAFFRON**  
CLYDE NORTH