

House & Land

# \$787,400\*



## Gunnamatta 23

3 🚍 2 🖑 2 🛱

House size

214 m<sup>2</sup>

Lot size

370 m<sup>2</sup>

#### Address

Lot 148, Harli, Cranbourne West,

MEALS 3.0 x 5.5

LIVING

	BED 3 3.0 x 3.8	Notes and a second seco	BED 2 3.0 x 3.7	
ROBE	DOWN	V X		
	MASTER BEDROOM 3.6 x 4.4			

 $\square$ 

### Available Structural Options

Lot Width

16

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

#### Your Inclusions

Facade

Classic

- '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
- 2 No. Split Systems
- '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



POR COAT E STUDY 3.0 x 3.0 PORCH

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

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 June 04, 2024