



## Tea Tree 13

2  2  1 

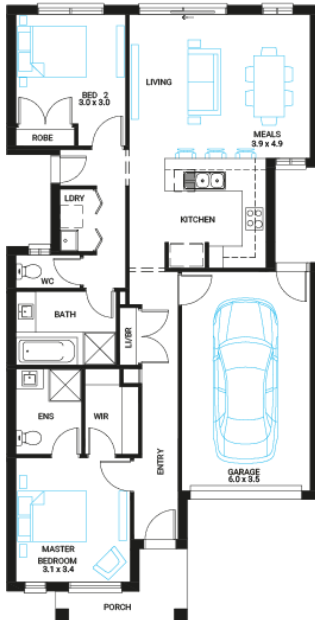
**Address**  
Lot 35, Saffron, Clyde North, 3978

**Facade**  
Broad  
MK1

**Lot Width**  
8.5

**Lot size**  
275 m<sup>2</sup>

**House size**  
124 m<sup>2</sup>



### Available Structural Options

Deluxe Ensuite, 3 Bedroom Option,

### 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
- Tiled shower bases to Bathroom and Ensuite
- 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  
Abbey Cole - 0448 421 941,  
abbey@beachwood-homes.com.au

**SAFFRON**  
CLYDE NORTH