

House & Land

# \$789,700\*



## Malibu 26 🔵

### Address

Lot 2538, Botanic Ridge, Botanic Ridge, 3977



Package Enquiries Raghu Rao - 0423 529 243, Raghu@beachwood-homes.com.au

Facade	Lot Width	Lot size	House size
Mode	12.5	425 m <sup>2</sup>	240 m <sup>2</sup>

4 🚍

2 🔿

2 🗟

### **Available Structural Options**

Rear Flip, Fifth Bedroom, Deluxe Ensuite, Powder Room,

### 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



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 12, 2024