

House & Land

\$798,800*



Surge 32 🗖

Address

Lot 2249, Smiths Lane, Clyde North, 3978



Over)

Lot WidthLot size12.8356 m²

5 🚍

House size 296 m²

2 🗟

2 🖑





Available Structural Options

Deluxe Kitchen, Extended Laundry & Kitchen, 6th Bedroom, Shower To Powder, Rear Flip, Grand Outdoor,

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



SMITHS <u>LANE</u>

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 25, 2024