



4 2 2

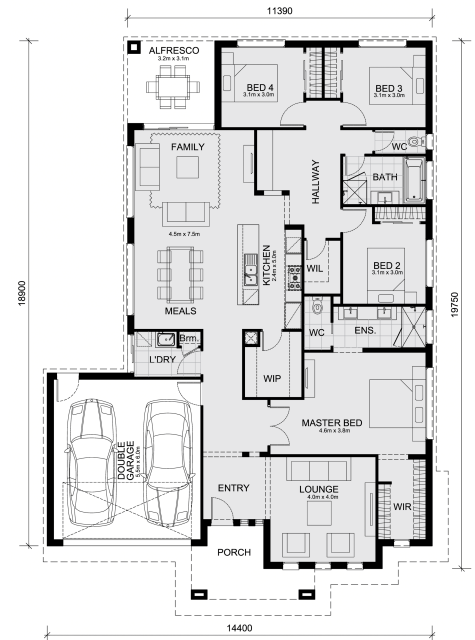
## Lot 2710 Craigend Street - Smiths Lane Estate Clyde North 3978 VIC

**Land Size: 448 m<sup>2</sup> House Size: 246.1 m<sup>2</sup>**

Plan Ahead—Build with Mimosa Homes!

The Saba 260 and a 448 sqm piece of land facing north are located at Smiths Lane Estate, Clyde North.

- \* Confidence: 50-Year Mimosa Homes Structural Warranty
- \* Fixed site costs, including BAL 12.5
- \* Timber-look laminate, carpet, and floor tiles
- \* 2,550mm high ceilings
- \* Stone benchtops – kitchen, ensuite & bathroom
- \* 900mm oven, cooktop & rangehood (600mm for homes < 20 sq)
- \* Microwave with trim kit & Dishwasher
- \* Semi-floating vanities (Double to Ensuite) & Tiled shower bases
- \* Quick-slide robe doors
- \* LED downlights throughout, external lights & garage strip light
- \* Internal garage access with 2 Garage door remotes
- \* Flyscreens to windows & obscure-glazing to ensuite & bathroom
- \* 7-Star energy rating. Heating. Hot Water Unit.
- \* Concrete flooring in alfresco. 3-coat paint system for walls.
- \* 2 TV points, 2 phone/data points. Towel & toilet roll holders included
- \* Termite Management System – Part A (slab), Part B (external)
- \* Occupational He...



# \$798,820

**Adam Keleher**

E: [adamk@mimosahomes.com.au](mailto:adamk@mimosahomes.com.au)

P: 0439 779 909