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## Lot 3009 Castlecove Street - Smiths Lane Estate Clyde North 3978

**VIC**  
**Land Size: 356 m<sup>2</sup> House Size: 183.4 m<sup>2</sup>**

The Newham 196 home and 356 sqm of land facing north are located in Smiths Lane Estate, Clyde North.

- \* Fixed site costsâ€”only \$3,500 (limited-time offer)
- \* Floor coverings throughout: laminate, carpet, and tiles
- \* Recessed tile shower bases throughout
- \* Towel and toilet roll holders
- \* Continuous flow hot water unit
- \* 2 remote controls + 1 wall-mounted control for the garage
- \* Internal garage access door
- \* Modern oven, cooktop, and rangehood
- \* Fiber optic provision with 2 phone/data points
- \* 7-Star energy rating with heating
- \* Termite Protection:
  - Part A: All slab penetrations
  - Part B: External perimeter with Home Guard Blue barrier

Included in Pricing (if applicable)

- \* BAL 12.5 bushfire compliance
- \* Government gas connection fee
- \* Occupational Health & Safety requirements
- \* Crossover asset protection
- \* Re-establishment survey (if required)
- \* Sewer tie cut-back (if required)

First Home Buyer Offer

- \* No stamp duty
- \* \$10,000 government grant

**\$702,650**



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