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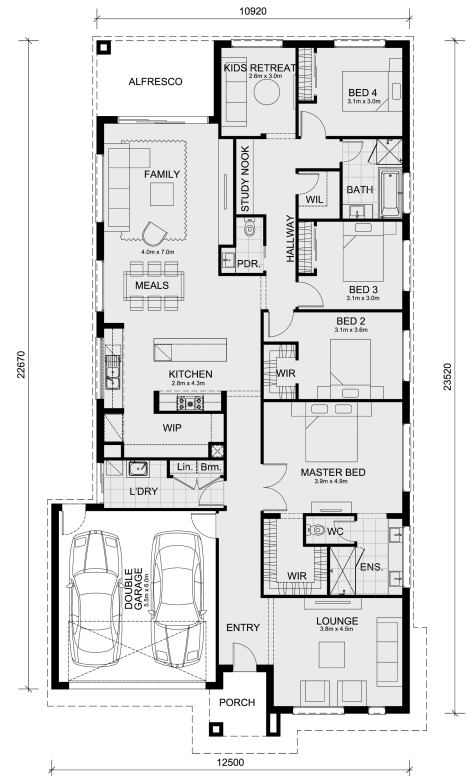
Lot 3222 Modesta Street - Smiths Lane Estate Clyde North 3978 VIC

Land Size: 448 m² House Size: 265.7 m²

Plan Ahead—Build with Mimosa Homes!

The Lexton 287 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 H...



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