



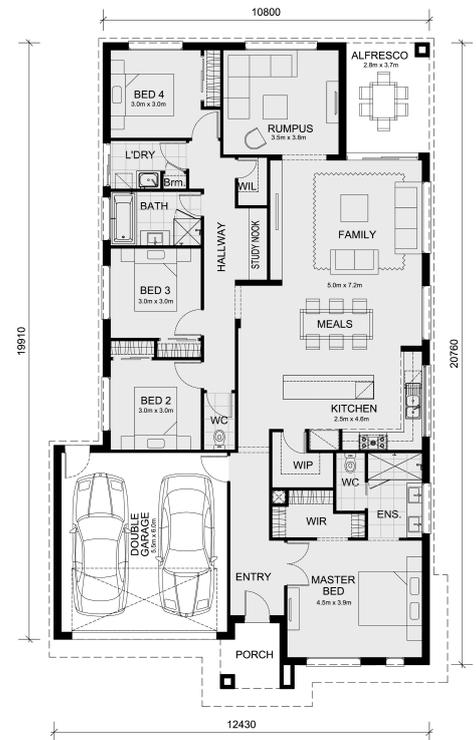
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# Lot 3522 Ernstbrook Drive - Riverfield Estate Clyde 3978 VIC

**Land Size: 480 m<sup>2</sup> House Size: 233.4 m<sup>2</sup>**

The Armadale 253 and a 480 sqm lot facing west are located at Riverfield, Clyde.

- Confidence: 50-Year Mimosahomes Structural Warranty
- Fixed site costs, including BAL 12.5
- Timber-look laminate, carpet, and floor tiles
- 2,550mm high ceilings
- Stone benchtops in 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 floor...



**\$824,759**

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