



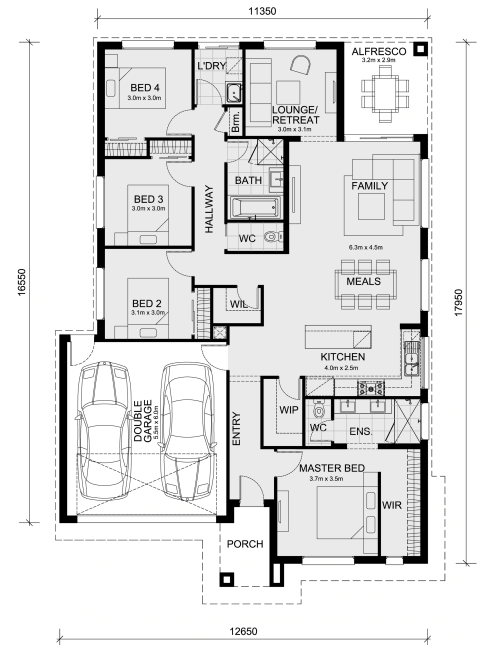
## Lot 714 Shearjoy Loop - Five Farms Clyde North 3978 VIC

**Land Size: 448 m<sup>2</sup> House Size: 208 m<sup>2</sup>**

To inquire, contact Adam at 0439 779 909.

The Aspendale 226 and a 448 sqm lot facing west are located in Five Farms, 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 & range hood (600mm for homes under 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 on windows & obscure-glazing in ensuite & bathroom
- \* 7-star energy rating, heating, and hot water unit
- \* Concrete flooring in alfresco, with a 3-coat paint system on walls
- \* 2 TV points, 2 phone/data points, towel & toilet roll holders included
- \* Termite Management System—Part A (slab), Part B (external)
- \* Occupational health...



# \$786,530

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