

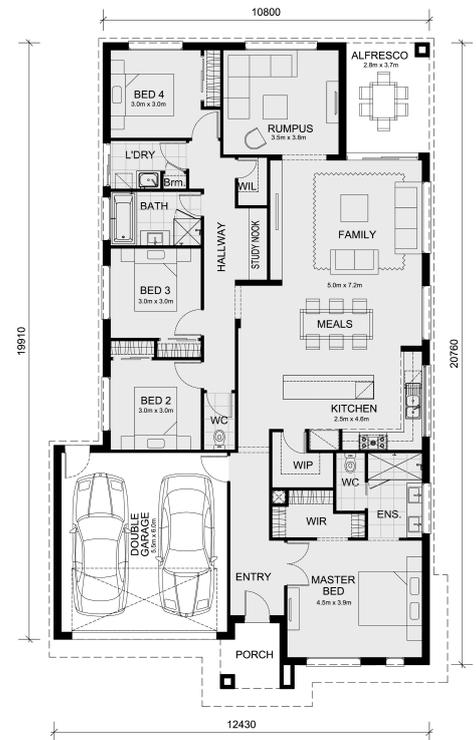


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## Lot 727 Shearjoy Loop - Five Farms Estate Clyde North 3978 VIC

**Land Size: 448 m<sup>2</sup>    House Size: 233.4 m<sup>2</sup>**

The Armadale 253 and a 448 sqm piece of land facing west are located at Five Farms 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.



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