

# 11 Yardi Way, Clyde North, Vic 3978



## House For Sale

Friday, 17 May 2024

11 Yardi Way, Clyde North, Vic 3978

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



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**\$691,050**

Introducing the Austin 178 House design where your dream of a spacious abode with four bedrooms, two living areas, a double car garage, and an inviting Alfresco becomes a reality. Nestled within the new Saffron Estate Clyde North. Construction is set to commence shortly with titles anticipated Q4 2024. Situated adjacent to the established Clydevale Estate, the convenience of shopping, medical, parks, schools, freeway access are all close to home. In partnership with Grace Hill Living, representing a selection of trusted builders in the Southeast, we present this exquisite home tailored to you. Specifications included in the house are: \* 10 year structural warranty \* 3 month maintenance warranty \* Kitchen Bench Top - Laminate square edge from builder's predetermined colour boards. \* Stainless steel 600mm appliances fan forced oven, gas cooktop & rangehood. \* Stainless-steel Dish washer. \* Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings. \* Shower screen - Semi framed shower screens with powder coated aluminum frame (polished silver finish) and clear glazed pivot door. \* Wall Tiles - to kitchen, bathroom, ensuite and laundry where shown on plans. \* Floor Tiles - to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards. \* Builders range laminated flooring & Carpet to area's not tiled or with laminate flooring. \* Double glazed awning windows as required to meet 7 star energy rating. \* Doors - 2040mm high flush panel hinged or sliding doors (house design specific). \* Ceilings - 2440mm (nominal) height throughout. \* Heating - Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific. \* Internal Light Points - 100mm diameter 240V downlights fittings (colour - white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home). \* Bedrooms feature built in robes. \* Garage - with tiled roof including Colorbond® sectional overhead door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor. Please note that we exclusively offer house and land packages, with the build deposit required upon securing the lot through our dedicated land sales agent. Don't let this opportunity slip away - secure your package and enjoy the exclusive promotion today. \* Note the house has not yet been built, this is a house & land package only. Disclaimer: Price & availability are subject to change without notice. The land was available at time of advertising. These photos and images are for illustrative purposes only and may depict upgrade options available from Royston Homes at additional charges such as lighting, window furnishings, landscaping, driveway, paving unless otherwise noted. The price also excludes features not supplied by Royston Homes such as gardens, fencing unless otherwise noted. Any alterations and upgrades may incur additional costs. NCC approved plan. The price does not include stamp duty, legal fees or other costs incurred with the purchase of the land. Turn Key Package not included unless specified.