

2307 Noir Street, Riverfield Estate, Clyde, Vic 3978



House For Sale

Thursday, 13 June 2024

2307 Noir Street, Riverfield Estate, Clyde, Vic 3978

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 263 m2

Type: House



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\$695,800*

Looking for a better lifestyle? The sky is the limit at Riverfield. With parks, creeks and nature on all sides, you will never feel boxed in. Natural beauty here, local amenities there. Space all around. LOT 2307 NOIR STREET, CLYDE 3978 Land titles April 2025, 263m² 4 bedrooms, 1 living spaces, 3.5 baths and 1 car garage floorplan. When you want entertainment, an abundance of established amenities in surrounding Clyde North and nearby Berwick and Cranbourne are only a short journey from the peace of home. Centrally located in the growing suburb of Clyde and yet surrounded by natural conservation areas, Riverfield has been planned to enhance daily life with outstanding tranquillity and amenity. Stay connected to the outdoors with over 28 hectares of beautifully landscaped open space, parks and reserves. Off road bike and shared paths will deliver adventure right to your doorstep. Prestige Standard Inclusions:

- 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 this house has not been built yet* 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. Contact: Simon Leung M: 0407 005 051E: simon@ghprojects.com.au