

**2862 Bellavita Avenue, Clyde, Vic 3978**



**House For Sale**

Friday, 19 April 2024

2862 Bellavita Avenue, Clyde, Vic 3978

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 392 m2**

**Type: House**



Cranbourne Display Centre

03 9574 5333

**\$767,629**

Secondary leisure area located close to bedrooms  
Large master suite with dressing room  
Study nook located close to kitchen  
Walk in linen central to the home  
Mainvue • Fixed Site Costs ^ • 2570mm High Ceilings ground floor and 2450mm to first floor of home • Carpet and Timber Look Flooring ~ • Double Glazed Windows + • 900mm Smeg Gas cooktop • 900mm Smeg built-in oven • Titled splashback with your choice of 35 colours. • 20mm Caesarstone benchtops to Kitchen, Ensuite, Bathroom and Powder Room in your choice of 10 colours • Laminate Cabinetry with your choice of over 250 colours • Laminate Overhead Cabinetry with your choice of 250 colours • 2400mm Aluminium sliding doors with Standard Keyed deadlock • Double garage with 3 remote transmitters • Sectional overhead door in your choice of 5 profiles, door colour or timber look finish • 50 year structural guarantee • Estate Guidelines # taken care of  
For more homes please visit <https://henley.com.au/>  
House Dimensions are for base floorplan and do not take into consideration any structural options chosen. Please be aware that aspects of floorplan (including room dimensions) may change, including changes to comply with pending National Construction Code (NCC) 2022 amendments.  
\*Home price based on a standard home, standard inclusions, Henley's preferred siting and Henley's preferred building surveyor. The price does not include additional costs should land titles be delayed, any allowance for bushfire requirements, or any changes required by Developer which are discretionary or cannot be identified from Estate Guidelines at the time of pricing. ^Fixed site costs do not include costs associated with footing probes where required and costs resulting from the probe. Fixed site costs are offered on the proviso that the Developer provides (1) level 1 compaction report for the lot that is no more than 24 months old (2) a survey of land that matches the land engineering submitted to Henley with the fixed site cost application. ~Flooring supplied is Category 1 Carpet, and Category 1A Nordic Timber Laminate as per Floor Covering Layout available from your Sales Consultant. +Double glazed windows excludes all doors (entry doors, stacker doors, bi-fold doors, sliding doors and half-light/ full light laundry doors, all door frames (sidelights), butt jointed corner windows and picture windows to living areas. Allowance for Estate Guidelines # is based on items that can be identified in the Estate Guidelines at the time of fixing price and does not include discretionary items. Internal stock images may be used when actual image for the design is not available. Photography and illustrations to be used as a guide. Additional cost fixtures & fittings may be shown. All images are representative and may include upgrades. This home has not been constructed.