

35 Kenmore Way, Saffron Estate, Clyde North, Vic 3978



House For Sale

Thursday, 13 June 2024

35 Kenmore Way, Saffron Estate, Clyde North, Vic 3978

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 275 m2

Type: House



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\$695,000*

Saffron Clyde North is the perfect combination of lifestyle, amenity, and location, making it the ideal new community for you to call home. Only 400 metres from Clyde Norths newest school, Thompsons West Primary School, opening Term 1 2025. LOT 35 KENMORE WAY, CLYDE NORTH VIC 3978 Land titles Q4 2024, 275m² 3 bedrooms, 1 living spaces, 2.5 baths and 2 car garage floorplan Don't miss your opportunity to live in the heart of Clyde North. Saffron is ideally located within walking distances of existing parks, wetlands, supermarkets, gyms and much more. Be spoilt for choice with all the amenities to come. Within 400 metres of the site enjoy access to the Thompson Road PSP sports precinct, schools and town centre. For those who travel for work or play, only 45 minutes from Melbourne CBD, and 35 minutes to the Mornington Peninsula. Only 400 metres from Clyde Norths newest school, Thompsons West Primary School, opening Term 1 2025. 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