

Lot 137 Shakeal Way (Somerford Estate), Clyde North, Vic 3978

House For Sale

Wednesday, 7 February 2024



Lot 137 Shakeal Way (Somerford Estate), Clyde North, Vic 3978

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 312 m2

Type: House

\$628K TITLED H&L

Surrounded by established amenities, schools, great shopping, places to eat, parks and sports grounds, Clyde North is perfectly connected to natural charm and attractions. Quality House & Land presents New DISPLAY HOMES (AFFORDABLE LIVING) at 31 Winnows Street, in Winland Estate, Officer. (Off Princes Highway) in Winland Estate. Please call – Raghu Rao – 0423 529 243 and he will guide you FROM THE START TILL THE END of construction. House Design – Lillie OPT 1 This House & Land Package Includes: APPLIANCES • Under Bench Oven - 600mm S/S • Gas Cooktop - 600mm S/S • Canopy Rangehood - 600mm S/S KITCHEN • Benchtop - 20mm Stone • Overhead Cupboards – Includes 2 Shelves & Bulkhead Above • Cupboard Doors – Choice of up to 2 colours • Soft Close Doors & Drawers • 1 Bank of 4 Cutlery Drawers • Bin Drawer • Tapware - Flick Mixer • Sink - S/S 1 ¾ with Drainer BATHROOM, ENS & WC • Benchtop – 20mm Stone • Tapware Showers – Handheld with Wall Mixer • Vanity Basins - Square Modern • Tapware Vanity Basins – Square Profile Flick Mixer • Bath – Modern Square Metro • Mirrors – Polished Edge • Soft Close Doors & Drawers ELECTRICAL • Lights – Internal Batten Throughout • External Exits – Batten Light X 1 to Front Porch, Laundry, Rear Garage Door & Alfresco/Glass Sliding Door • Power Points – Internal Double Throughout • Light Switch Plate – Choice of 4 Colours • Exhaust Fan – Modern Square S/S Look • Garage – Batten Light X 1, Double Power Point X 1 to Wall & Single Power Point to Ceiling X 1 FACADE ☒ Render to Garage Front • Garage - Colourbond Sectional Panel Lift Door with 3 Remote Controls • Entry Door – Corinthian PMAD 104 Clear Glass FLOORING • Choice of Tiles or Timber Laminate – Entry, Kitchen, Meals, All Wet Areas & Includes Matching Tiled Skirting • Carpet – Rest of Home HOT WATER SERVICE • One Panel Solar Hot Water Unit or • Instantaneous Hot Water Unit where Grey Water is Required HEATING • Ducted Heating up to 6 Points WINDOWS • Aluminium Windows Throughout • Locks - All Operable Windows • Flyscreens – All Operable Windows ADDITIONAL ITEMS • 10 Years Structural Guarantee • 12 Weeks Defect Period • BAL Rating of 12.5 Included • Termite Protection Alternate facade and floor plan options are available. Disclaimer - This proposed home and land package is yet to be constructed and is subject to engineering plans, developer's approval (if required) and may need to be altered to comply with estate covenants. The price is based off our standard design, included standard/premium façade and preferred siting. Images are indicative only. Floor plans and specifications may be varied and Quality House & Land reserves the right to amend pricing, inclusions, and promotions without notice.