

# Lot 214 Clubrush Grove (Arbor Estate), Officer, Vic 3809



## House For Sale

Wednesday, 3 July 2024

Lot 214 Clubrush Grove (Arbor Estate), Officer, Vic 3809

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 336 m2

Type: House



Benny Singh  
0488899091

## \$663K TITLED H&L

Quality House & Land presents New DISPLAY HOMES (AFFORDABLE LIVING) at 12 Karula Circuit in Evergreen Estate, Clyde. Please call – Benny Singh - 0488 899 091. Quality House & Land - CUSTOMISE our designs to suit your lifestyle and needs. Quality House & Land - LOW DEPOSIT paid today and no more to pay until slab stage. Quality House & Land – Benny will guide you FROM THE START TILL THE END of construction. House Design – Sherwood SG This House & Land Package Includes: APPLIANCES • Under Bench Oven - 600mm S/S • Gas Cooktop - 600mm S/S • Canopy Rangehood - 600mm S/S SKITCHEN • 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 • Tiled Shower Bases • 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 • 3.5kw Solar Power • 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 PURB 4 FLOORING • Choice of Tiles or Timber Laminate – Entry, Kitchen, All Wet Areas & Includes Matching Tiled Skirting • Carpet – Rest of Home HOT WATER SERVICE • Instantaneous Hot Water Unit • Grey-Water connection to Toilets & Laundry where available 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 • Insulation as per 7 star energy rating report • 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.