

Lot 2611 Smiths Lane, Clyde North, Vic 3978

House For Sale

Sunday, 23 June 2024



Lot 2611 Smiths Lane, Clyde North, Vic 3978

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House

\$1,004,000

The Scarborough Grand is perfect for the modern family. The open-plan kitchen and meals zone with rear living area leading out to the alfresco, means you can entertain all-year-round. Plus, with three additional living areas, secluded study zones, and luxurious master suite, your family will have everything they need.

INSPIRE INCLUSIONS: Fixed price site costs and connections Developer and council requirements 20mm Caesarstone to kitchen benchtop Fisher & Paykel kitchen appliances Clear glass splashback or tiles to kitchen Opulent Bathroom fit-out 20mm Caesarstone to bathroom and ensuite(s) benchtops Laundry fit-out Double glazing to windows Feature staircase balustrade LED lighting Upgraded H-Class slab Entertainer door \$5,000 off fully rendered Hebel facades *7 Star energy rating

*Pricing based on developer engineering plans & plan of subdivision. Hebel homes may be smaller than dimensions shown on the floorplan due the external wall thickness, see working drawings for Hebel home dimensions. Confirm land prices and availability prior to purchase. Community Infrastructure Levy & Asset Protection not included in pricing and must be arranged directly by client with developer (where applicable). Subject to developer & council approval. Package Price does not include any costs associated with Developer's Corner Facade treatment requirements (which will be priced by Carlisle Homes by way of Post Contract Variation), stamp duty, government, legal or bank charges. Images for illustrative purposes only & may depict upgrade options available at additional charges such as lighting, window furnishings, timber look garage door & timber windows. Pricing also excludes features not supplied by Carlisle, inc fencing, landscaping, letterbox, decking & driveway. Facade details inc entry door, window sizes & placements may vary between house types & sizes. Refer to working drawings for specific locations and sizes. Alterations may incur additional charges. Carlisle reserves the right to withdraw or amend pricing, inclusions and promo without notice. Bushfire (BAL) requirements will be credited back to the client if Carlisle Homes receives confirmation that the house is not being constructed in a BAL designated area. This cannot be confirmed until site survey and property information from relevant authorities is received. 'Live Like A Star' Promotion applies to new quotes and initial deposits on Carlisle's Inspire homes from 1 May 2024, and is not available in conjunction with any other offers. LED downlights will be located in electrical appointment. Double Glazing excludes entertainer door. *Hebel discount taken off full retail price. Images are for illustrative purposes only and may depict upgrade options available. Carlisle reserves the right to withdraw or change pricing, inclusions or promotion without notice. Speak to a Sales Consultant for further details or visit carlislehomes.com.au/disclaimer. Registered Building Practitioner CDB-U 50143.