

# Lot 4808 Meridian, Clyde North, Vic 3978



## House For Sale

Sunday, 23 June 2024

Lot 4808 Meridian, Clyde North, Vic 3978

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 263 m2**

**Type: House**



Jackie Si

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**\$622,800**

Enjoy coming together as a family or entertaining friends in the central living hub, and then escaping to the private master retreat for rest and relaxation

**EASYLIVING INCLUSIONS:** Fixed price site costs and connections Developer and council requirements 20mm Caesarstone benchtops to kitchen Upgraded kitchen appliances incl. dishwasher Feature overhead kitchen cupboards Glass splashback to kitchen Laundry fit-out Feature staircase balustrade LED lighting Upgraded H-Class slab Double glazing throughout \$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 to the external wall thickness; see working drawings for Hebel home dimensions. Confirm land prices and availability prior to purchase. Subject to developer and council approval. Price does not include any stamp duty, government, legal or bank charges. Alterations may incur additional 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. 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. Home buying made easy promotion applies to new quotes and initial deposits on Carlisle's Easyliving homes from 1 May 2024, and is not available in conjunction with any other offers. \*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. ^For further details on our '12 month price lock', or promotional inclusions, speak to a Sales Consultant or visit [carlislehomes.com.au/disclaimer](http://carlislehomes.com.au/disclaimer). Registered Building Practitioner CDB-U 50143