

# Lot 14270 Rivella Drive, Clyde North, Vic 3978

## House For Sale

Tuesday, 14 May 2024



Lot 14270 Rivella Drive, Clyde North, Vic 3978

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



Jordan Wilson

1300008524

## **Fixed Price & Full Turnkey Inclusions \$1,024,350**

Berwick Waters estate, With its picturesque waterside landscape, dotted with green reserves, 9km of shared bike paths and scenic walking trails, this is a beautiful community. Local families love nothing more than to explore this serene environment with viewing platforms and footbridges offering sweeping vistas. Surrounded by stunning natural landscapes and every modern convenience, you might never want to leave. The best thing is you may never have to. THIS PACKAGE INCLUDES:- Fixed price site costs.- Landscaping to front: Includes a dripper irrigation system with a battery operated timer so no need to worry about time consuming maintenance. - Rear landscaping: Includes mulched garden beds with trees or plants to rear boundary, turf and topping to remainder of the land to rear and side boundaries with a dripper system connected to the tap. - Fencing: Full share fencing to sides and rear boundaries as well as a side gate to comply with the developers guidelines. - Coloured concrete driveway. - Fold away clothesline with a coloured concrete pad. - Concrete letterbox to suit house type and meet the design guidelines of the estate. - Timber Laminate Flooring and Carpet, and tiles to wet areas. - Heating and Cooling- Hollands blinds throughout - Flyscreens to all windows - Sliding flywire doors - Stainless steel 900mm Kitchen appliances- 2580mm High ceilings- Stainless dishwasher - Stone benchtops to kitchen - Tiled shower bases - Downlights throughout- Alarm system including sensors and keypad to entry- Bushfire Attack 12.5 if required- A re-establishment survey of the block if required- Gold, Black or Chrome tapware to kitchen- Council infrastructure levy if required- Brickwork above all windows and doors i.l.o FC Sheet (excludes above garage door)- Facade render when required for Developer Approval- All Developer requirements- Temporary fencing during build- All Occupational Health & Safety build requirements