

Lot 2215 Heart Loop, Clyde North, Vic 3978

Residential Land For Sale

Friday, 14 June 2024



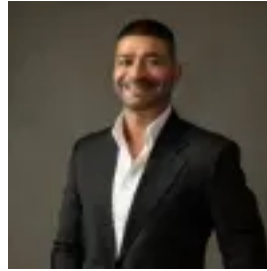
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Area: 400 m2

Type: Residential Land



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Contact Agent

Welcome to Five Farms, where contemporary living meets luxury. This property, situated on 400 square meters of prime land, exemplifies modern family living. As you enter, a warm atmosphere greets you, leading to a sophisticated formal lounge perfect for entertaining. The open-concept kitchen, equipped with top-notch appliances and a walk-in pantry, is a chef's dream. Adjacent dining and living areas, filled with natural light, create a cozy and versatile space for daily life and gatherings. The master bedroom offers privacy and space with two additional master bedrooms and a complete ensuite featuring his and her vanities. A study nook provides a peaceful workspace. Practical features include a well-equipped laundry, walk-in linen closets, and ample storage.

Inclusion List
Lot 2215 HEART LOOP, CLYDE NORTH VIC
Plans: Custom design, architect support, and building permit
Property information and soil test
Engineering: "H" class waffle pod concrete slab
Community infrastructure levy provided by client
Excludes bushfire plans
Council & Construction: Asset protection fee
Building permit and surveyor costs
OH&S requirements
Temporary fencing
Termite protection
Site Costs & Service Connections: Connections for max 600m² soil
6m front setback, 300mm building envelope
Electricity, water, gas, NBN, sewer connections
Fixed site cost up to 1m fall and excavation (excluding rock removal/retaining walls)
External Features: 2700mm ceiling height (except garage)
Face brick façade with 20% render
Tiled roof (22.5-degree pitch)
Colorbond gutters, fascia, downpipes
Brick infill above doors/windows
Pine wall frames and plasterboards
MDF skirting boards and architraves
Water points for refrigerator, garden taps
Flooring: Porcelain tiles (600x600) in living/kitchen
Wall tiles in bathrooms
Timber laminate in bedrooms
Garage Door: Wooden look, remote controls
High panel door for garage back
Energy: Ceiling batt insulation (excluding garage, porch, alfresco)
6-star energy rating
Self-exhaust fans
Hot water system (solar hot water and recycled water tanks not included)
Electrical: Double power points throughout (20 total)
TV, telephone, data points
40 LED downlights
Hardwired smoke detectors
Sealed exhaust fans
Light switches, cover plates, spotlights
3-phase power
Heating & Cooling: Evaporative heating and cooling
Kitchen: 40mm stone benchtops with waterfall edges
Walk-in pantry with melamine shelves
Gloss finish cupboards, soft-close drawers
Double bowl sink, designer taps, glass splashback
900mm stainless steel oven, gas cooktop, range hood, 600mm dishwasher
Bathroom & Ensuite: Stone benchtops, double vanity in master ensuite
Frameless mirrors, luxury basins, soft-close toilets
Tiled shower base, niches, and contemporary fixtures
Semi-frameless shower screens, bath tubs
Doors: Flush panel doors with chrome handles (2340mm high)
Aluminium sliding door to alfresco (2400mm high)
Gainborough tri-lock entry door
Privacy kits for bathrooms
Weatherproof garage doors
Windows: Powder-coated aluminium sliding windows with keylocks
Obscure glazing in bathrooms
Fly screens
Paintwork: 3-coat paint system for walls
Gloss/satin finish for woodwork and doors
White ceiling paint
Laundry: Tiled floor and splashback
Laminated gloss finish cupboard
Hot/cold points for washing machine
Laminate laundry cabinet, 45-liter sink
Driveway: Colored concrete driveway
Additions: Blinds, additional kitchen/laundry cabinets
Refrigerated heating/cooling
Facade cladding
High doors, pot drawers
Wall tiles up to ceiling in baths
Hybrid flooring, 55 LED lights, fly screens
Freestanding bathtubs, LED mirrors, and strips in bathrooms
Feature walls, bulkheads, TV bulkhead
40mm stone throughout, Calcutta stone in kitchen
Please contact Gary Singh or Sanjay Singh for more info.