

# Lot 2249 Villa Doria Drive (Smiths Lane Estate), Clyde North, Vic 3978

## House For Sale

Thursday, 13 June 2024



Lot 2249 Villa Doria Drive (Smiths Lane Estate), Clyde North, Vic 3978

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 356 m2

Type: House



Craig Ward

## \$637K TITLED H&L

Quality House & Land presents New DISPLAY HOMES (AFFORDABLE LIVING) at 12 Baxter Street in Smiths Lane Estate, Clyde North. Please call – Craig Ward - 0409 695 188. 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 – Craig will guide you FROM THE START TILL THE END of construction. House Design – Billy 136 This House & Land Package Includes: APPLIANCES • Under Bench Oven - 600mm S/S • Gas Cooktop - 600mm S/S • Canopy Rangehood - 600mm S/S • SKITCHEN • Benchtap - 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 • Benchtap – 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 • 10 x LED Downlights • 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 PMAD 111 Front door FLOORING • Choice of Tiles or Timber Laminate – Entry, Kitchen, Meals, Meals, Family, 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.