

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

## House For Sale

Wednesday, 22 May 2024



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

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 356 m2

Type: House



Syed Askar

0404041655

## \$658K H&L

Quality House & Land presents New DISPLAY HOMES (AFFORDABLE LIVING) at 21 Snead St, in Canopy Estate, Cranbourne (Off Cranbourne-Frankston Rd, next to Amstel Golf Course). Please call – Syed Askar - 0404 041 655. 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 – Syed will guide you FROM THE START TILL THE END of construction. House Design – BONDI 161 WIP This House & Land Package Includes: APPLIANCES • Under Bench Oven - 900mm S/S • Gas Cooktop - 900mm S/S • Canopy Rangehood 900mm Curve Glass KITCHEN • Walk In Pantry • Benchtop - 20mm Stone • Overhead Cupboards – Includes 2 Shelves & Bulkhead Above • Cupboard Doors – Choice of up to 2 colours • Pot Drawers • 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 • Benchtop – 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 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 & Piers • Garage - Colourbond Sectional Panel Lift Door with 3 Remote Controls • Entry Door – Corinthian PMAD 4G Clear Glass • Eaves - Front Façade FLOORING • Choice of Tiles or Timber Laminate – Entry, Hallways (Front & Rear), Kitchen, WIP or Pantry (Design Specific) & Meals/Family • Tiles – 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.