

**Lot 2326 Sojurn Street, Clyde North, Vic 3978**



**House For Sale**

Thursday, 13 June 2024

Lot 2326 Sojurn Street, Clyde North, Vic 3978

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



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**\$801,500**

On offer in this House and Land Package is the wonderful Botanic 254 located in the Five Farms Estate, Clyde North . The Botanic is a 25.45SQ home that has many wonderful features. The Botanic has been carefully designed to cater for family living with a dedicated master suite to the front of the home, kids wing and theatre in the centre, and expansive open plan quad living to the rear. The Botanic sits pretty on smaller, narrow blocks without compromising on space or style. Also Includes these upgrades:-Elegance Promotion Upgrades2740mm Ceilings\*Colorbond Roof \*Steel Lintels & Brickwork above all Standard Windows and Sliding Doors40mm Stone Benchtops to KitchenAdditional 6 Pot Drawers to KitchenDouble Undermount Kitchen Sink\*40mm Stone Benchtops to Bathroom, Ensuite, & Powder Room2 x Shower NichesFree Standing Bath3 Coat Paint System to Internal Walls\*8 x 2340mm Internal Doors\*With this House and Land Package, you will receive all the wonderful SJD Signature Range Inclusions:Exterior •Bricks from standard builder's range •Cement roof tiles from standard builder's range•Colorbond panel lift door Remote control with 1 wall mount and 2 handsets •Double glazed windows & sliding doors •Window locks and flyscreens to all opening windows (excluding biparting/bifolding) •Colorbond fascia and gutters •Plaster lined porch areas Quality external door furniture •Front and rear tap Interior •2590mm ceilings to dwelling (ground floor) •Flush panel doors 2040mm high throughout •Quality metal lever door furniture •Built in robes to bedrooms, walk in robe to bedroom 1 with single shelf and rail (design specific) •Built in linen cupboard to laundry (design specific) •90mm cove cornice Flooring •Ceramic floor tiles to entry, front hallway, kitchen, meals area and all wet areas or laminate timber fx floor options •Carpet Quality carpet to remaining areas Hot Water Service Heat pump 300 litresKitchen•Single towel rails to ensuite and bathroom and toilet roll holders x 2•Stainless steel appliances 900mm upright cooker or 900mm under bench oven and cooktop and canopy rangehood•Reconstituted stone bench top with 20mm aris edge •Dishwasher provision with plumbing connections •Tiled splashback behind hot plate area •1 3/4 bowl stainless steel sink with choice of flickmixer tap Laminated doors (square edge) •1 set of 3 pot drawers •Built in pantry or walk in pantry (design specific) Overhead cupboards (design specific)Laundry•Built in linen and broom cupboards (design specific) •Chrome tapware •1000mm of laundry base cabinetsBathroom/Ensuite •Choice of designer bath Choice of ceramic basins •Choice of stainless steel flickmixer taps •Flush tiled shower bases to ensuite and bathroom •Semi frameless pivot screens •Shower rail to ensuite and bathroom •Large mirrors over vanities with polished edge •Dual flush toilet suiteInsulation •Wall: Sisalation and R2.0 batts to all external walls (excluding garage)•R5.0 insulation batts to main ceiling & garage ceiling• R2.5 insulation batts to external walls• R2.0 insulation batts to internal walls of wet areasPlus So Much More!If this block is perfect, but the floorplan doesn't suit your requirements, we have an abundance of floorplans to choose from. \* Please note façade is not included in package price\*\* Please Note: This is a House and Land Package, and the home has not yet been established, nor is it under construction \*If this block is perfect, but the floorplan doesn't suit your requirements, we have an abundance of floorplans to choose from. Flexible design options, if our plans don't suit your needs, we can modify it to ensure you get the perfect customised home. Disclaimers: Price & availability are subject to change without notice. The land was available at time of advertising. Images are a guide only & subject to final developer approval, site costs are estimates and may vary subject to final working drawings/engineering.Images are a guide only & subject to final developer approval, site costs are estimates and may vary subject to final working drawings/engineering. Some images are for illustration purposes and may include items not included in all SJD products. Façade shown is for illustration purposes only, each one will be designed specifically for each block. block.