

# Lot 821 Butterfly Drive - Berwick Waters Estate, Clyde North, Vic 3978

## House For Sale

Tuesday, 11 June 2024



Lot 821 Butterfly Drive - Berwick Waters Estate, Clyde North, Vic 3978

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Leanne Marshall  
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**\$1,015,900\***

This is Titled Land, ready for building on today. Masterfully designed with indoor and outdoor living in mind. The Elwood 33 makes a statement, offering you spacious entertainment options on each level - with four generously sized bedrooms to retreat to at the end of the day. Your Inclusions: 'H' class waffle concrete slab Double glazing throughout Colorbond corrugate roof with 22.5-degree roof pitch Dimmable LED downlights to main Living areas Flooring throughout (tiles and carpet) 'Quantum Quartz' engineered stone benchtops with 20mm edge profile, to Kitchen 900mm Kitchen Appliances Laminate overhead cupboards with concealed rangehood to Kitchen Tiled shower bases to Bathroom and Ensuite Gas ducted heating 'Colorbond' sectional overhead door with automated lifter and remote controls Solar PV system 25-year structural guarantee 12-month maintenance period 7-Star energy rating compliance Trusted New Home Builder in Melbourne, Victoria for over 25 years This is NOT an established home. Build times are: • 28-week build time guaranteed for single storeys • 36-week build time guaranteed for double storeys • 12-month maintenance period • 25-year structural guarantee

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- Double Storey Homes on Display: Elwood 33, Jarrah 35, Lorne 40

Open 11-5pm (Open by Appointment only on Thursday & Friday)

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