

## LOT 105 NEWBOLT PARADE CLYDE NORTH VIC 3978

## Land Size: 350 m<sup>2</sup> House Size: 254 m<sup>2</sup>

The Langmore 274 House and Land Package

- \* NCC Compliant Floorplan
- \* Mimosa Homes Added Value Inclusions:
- 7 Star Rating!
- 2700mm Ceiling Hight
- Inclusive of site costs & amp; connections with H1 class slab as per standard inclusions!
- Quality floor coverings throughout entire home!
- Electric Boosted Solar Hot Water System!
- Base Cabinetry to Butler's Pantry!
- Downlights Through out the house!
- 40mm Vitrified Compact Surface benchtop to kitchen!
- 900mm S/S upright oven and cook top with S/S canopy rangehood! OR 900mm
- Induction Cooktop with 900mm Oven
- Stainless steel Dishwasher and Microwave with trim kit!
- Overhead cupboards & amp; wine rack! (Design specific)
- Flexible floor plans & amp; so much more!
- 3.5kW Solar System!
- Reverse Cycle Ducted Air Conditioning System! (Not Applicable to the Langmore 274)
- Home Alarm System

CONTACT BUILDER DIRECT ! MAULIK 0430 884 855...

## \$809,890





GROUND FLOOR PLAN

FIRST FLOOR PLAN

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DISCLAIMER: Land availability and pricing is subject to the development availability. Mimosa Homes reserves the right to amend specifications and price without notice. All plans and facades are indicative concepts only, and are not intended to be accurate depictions of the building, fencing, paths, driveways or landscaping and are not necesarily to scale. All dimensions are approximate (refer to working drawings). Packages prices are based on standard facades and standard inclusions