



Lot 116, Alma Estate, Tabit Circuit, Clyde North

4 2 2 268.2m² / 28.87sq

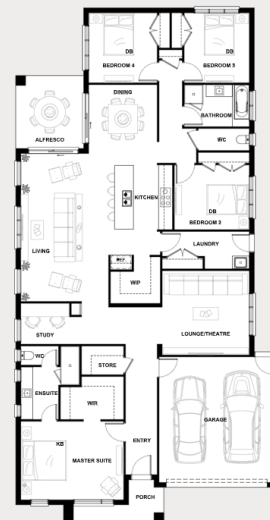
Lot width 14m **Lot size** 463m²

Available Structural Options

Enhanced Ensuite, WIR, Powder Room, Laundry, Scullery, Enhanced Kitchen, Activity, Media, Rear Flip, Ensuite (Rear Flip), WIR (Rear Flip), Powder (Rear Flip), Laundry (Rear Flip), Scullery (Rear Flip), Kitchen (Rear Flip), Activity (Rear Flip), Media (Rear Flip), Display, Scullery 2, Scullery Rear Flip 2, Alternate Master Suite WIR, Alternate Master Suite WIR (Rear Flip)

Inclusions

- ✓ 25-year structural guarantee
- ✓ 7-Star energy rating compliance
- ✓ Double glazed windows & sliding doors
- ✓ Fisher & Paykel 900mm kitchen appliances
- ✓ Quantum Zero 20mm benchtops (Kitchen & Wet Areas)
- ✓ Floor coverings throughout (tiles & premium carpet)
- ✓ Gas ducted heating & Rinnai instant hot water
- ✓ LED downlights throughout
- ✓ Colorbond fascia & garage door
- ✓ 3kW Solar PV system
- ✓ Tiled shower bases & semi-frameless screens
- ✓ Winning Builder: HIA Professional Medium Builder 2024 & 2025



*Disclaimer: Minimum lot size requirements may change based on the selected façade, options and site conditions particular to the lot. This floorplan is a guide only and not to scale. Overall areas, room sizes and window and door locations may change dependant on the selected façade and option combinations.

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