



Lot 117, Alma Estate, Tabit Circuit, Clyde North

4 2 2 239.7m² / 25.81sq

Lot width 12.5m **Lot size** 414m²

Available Structural Options

Enhanced Ensuite, Enhanced Laundry, Enhanced Kitchen, Fireplace, Rear Flip, Enhanced Ensuite (Rear Flip), Enhanced Laundry (Rear Flip), Enhanced Kitchen (Rear Flip), Fireplace (Rear Flip), Display

Inclusions

- ✓ 25-year structural guarantee
- ✓ 7-Star energy rating compliance
- ✓ Double glazed windows & sliding doors
- ✓ Fisher & Paykel 600mm kitchen appliances
- ✓ Formica laminate benchtops & cabinetry
- ✓ Flooring throughout (tiles & carpet)
- ✓ Gas ducted heating & Rinnai instant hot water
- ✓ LED downlights to main living areas
- ✓ 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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