

# SAFFRON

CLYDE NORTH

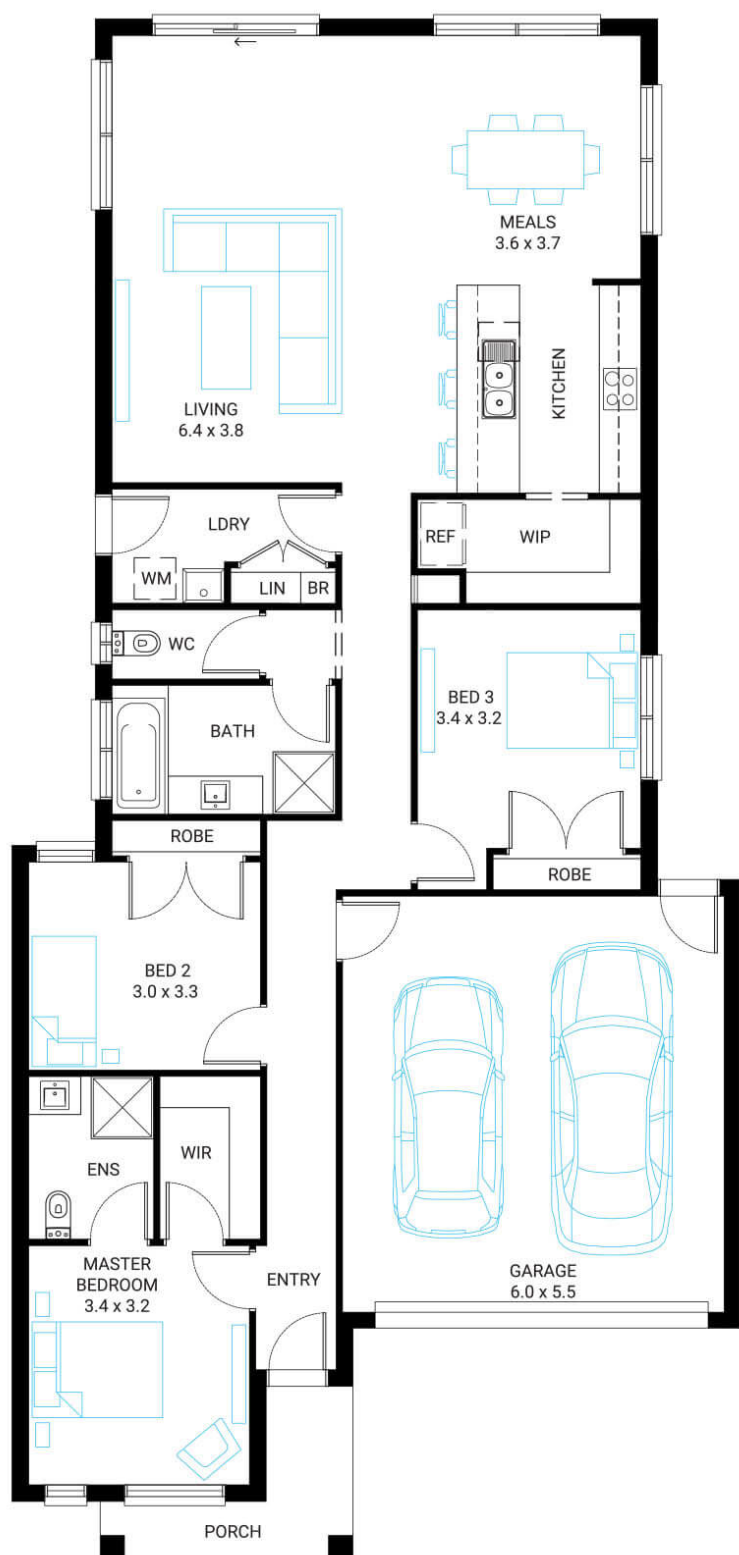
## House & Land

## \$650,050\*

**Beachwood**  
HOMES



\*\*Artist impression only



3



2



2

### Wattle 20

Lot 29 Kenmore Way  
Saffron Estate in Clyde North  
House size: 184m<sup>2</sup> Land size: 294m<sup>2</sup>

- 25-year structural guarantee & 12-month maintenance period
- 'H' class waffle slab
- Insect Screens with fibreglass mesh throughout
- Flooring throughout (tiles and carpet)
- Ceramic wall tiles to Kitchen splashback, floor and skirting tiles to Bathroom, Ensuite and W.C.s
- Laminate overhead cupboards with concealed rangehood to Kitchen
- Tiled shower bases to Bathroom and Ensuite
- Gas ducted heating
- Solar PV system
- 7-Star energy rating compliance

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\*\* House and Land Disclaimer - House and land components are covered by separate contracts. The Developer is responsible for providing the land sale contract only and customers will be required to enter into a separate building contract with the relevant builder. Customers should make their own enquiries with the relevant builder directly regarding the building contract.

**Kaikura**  
Land Sales