



Riverdale 254

\$778,388

Lot 749 Truss Crescent - Five Farms Clyde North 3978 VIC

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Incredible Value: Design Your Future with Mimosa Homes

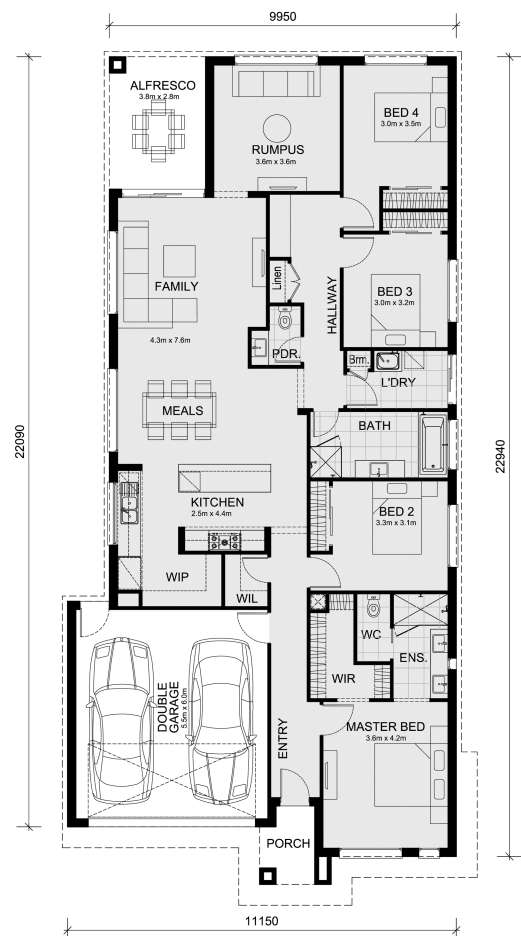
To inquire, contact Adam at 0439 779 909.

The Riverdale 254 and a 400 sqm lot facing west are located in Five Farms, Clyde North.

- * Confidence: 50-Year Mimosa Homes Structural Warranty
- * Fixed site costs, including BAL 12.5
- * Timber-look laminate, carpet, and floor tiles
- * 2,550mm high ceilings
- * Stone benchtops—kitchen, ensuite & bathroom
- * 900mm oven, cooktop & range hood (600mm for homes under 20 sq)
- * Microwave with trim kit & dishwasher
- * Semi-floating vanities (double to ensuite) & tiled shower bases
- * Quick-slide robe doors
- * LED downlights throughout, external lights & garage strip light
- * Internal garage access with 2 garage door remotes
- * Flyscreens on windows & obscure-glazing in ensuite & bathroom
- * 7-star energy rating, heating, and hot water unit
- * Concrete flooring in alfresco, with a 3-coat paint system on walls
- * 2 TV points, 2 phone/data points, towel & toilet roll holders included
- * Termite Management System—Part A (slab), Part B (external)
- * Occupational health & safety compliance, including asset protection
- * BAL 12.5 upgrades, recycled water, and government gas connection fee
- * First Home Buyers: No stamp duty & \$10,000 government grant!

Disclaimer:

All plans & facades are provided for illustrative purposes only & are subject to change. Mimosa Homes reserves the right to modify plans, specifications, & prices without prior notice. Package prices are based on a standard facade, standard inclusions, & the availability of suitable land. Some developer or estate requirements may not be included. Images of facades and inclusions may show non-standard items that are not part of the package price. All dimensions provided are approximate. Landscaping, fencing, decking, planter boxes, driveways, and pathways are not included unless specifically stated. Home designs may need to be adjusted to comply with applicable regulations.



Area Details

Land Size: 400sqm
Building Size: 234sqm

Contact: Adam Keleher
Phone: 0439 779 909
adamk@mimosahomes.com.au

www.mimosahomes.com.au

Disclaimer: Land availability and pricing is subject to the development availability. Mimosahomes 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 necessarily to scale. All dimensions are approximate (refer to working drawings). Package prices are based on standard facades and standard inclusions.