

Lot 2049.



Artist's impression. Façade 'E1' shown.

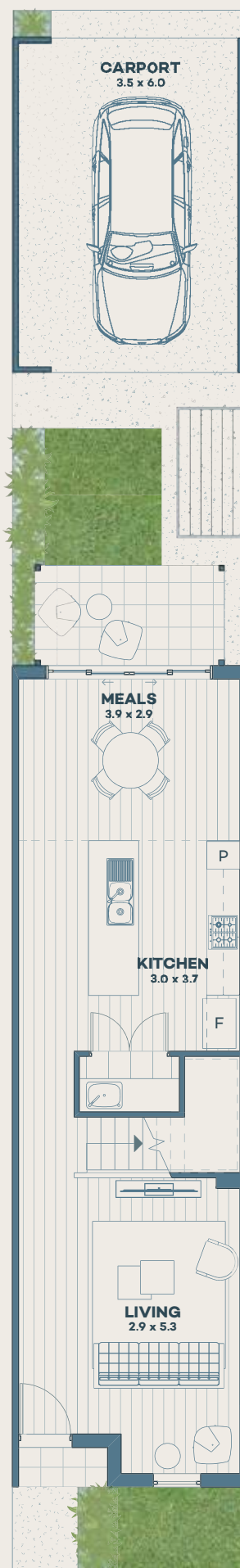
Atrium.



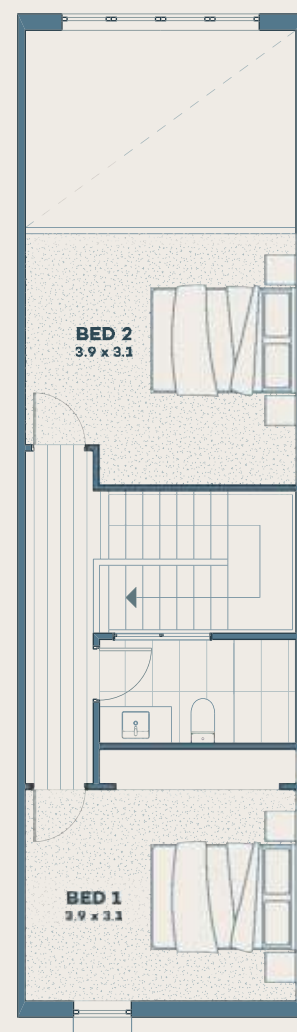
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PROPERTIES



Ground Floor.



First Floor.

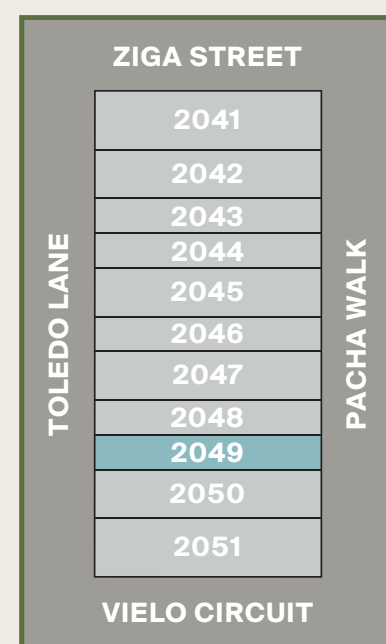


LOT 2049

2049 Toledo Lane,
Clyde North VIC 3978

2 **1** **1**

Ground Floor	59.7 m ²
First Floor	62.3 m ²
Total Internal	122.0 m²
Carport	27.5 m ²
Porch	2.2 m ²
Private Open Space	18.5 m ²
Total	151.7 m²



- Visually connected, acoustically separated spaces
- Intuitive circulation throughout
- Fully equipped contemporary kitchen, double basin, and floating island bench
- Timber look flooring
- Double height window in dining area
- Courtyard enclosed by planting for secluded and serene outdoor living
- Generous kitchen area, with central island bench
- Definitive foyer with large window overlooking front lawn
- Space saving under stair euro style laundry
- Carport at the rear of the house for ease of entry and greatest visual appeal
- Skylight above the central staircase providing light from within

Sustainability as standard.

- ☆ Minimum 2.5kW Solar Panels.
- ☆ Electric Car Charging Point to Garage.
- ☆ Living Room Ceiling Fan.
- ☆ Electric Boosted Solar Hot Water.
- ☆ No Gas Appliances.
- ☆ Energy Efficient Reverse Cycle Split System.
- ☆ Double Glazed Windows Throughout.
- ☆ 9 Star Victorian Residential Efficiency Energy Rating.

Key design features.

Artist's impression.





DELARAY
CLYDE NORTH



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