

Lot
2044.



Artist's impression. Façade 'A2' shown.

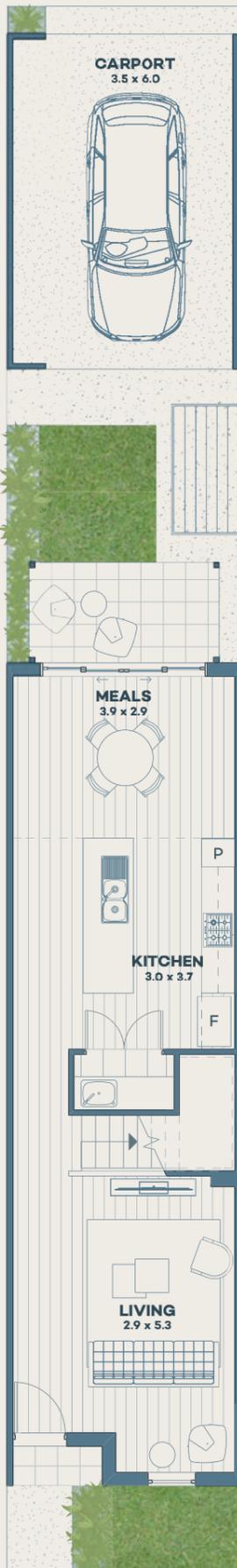
Atrium.



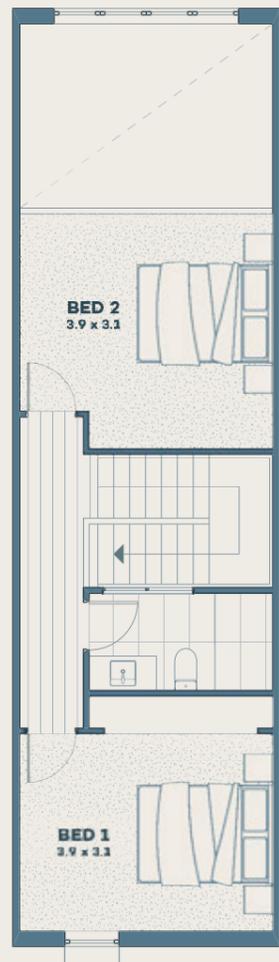
VILLARANGE.COM.AU

VillaRange

BY VILLAWOOD
PROPERTIES



Ground Floor.



First Floor.



LOT 2044

**2044 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 |



Key design features.

Artist's impression.

- 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.



DELARAY
CLYDE NORTH



VILLARANGE.COM.AU | 1300 710 726

Disclaimer: VillaRange homes are built to Villawood's plans by selected builders under licence from VillaRange Pty Ltd. Packages are available on selected lots only, within Villawood communities. Purchasers will sign a land purchase contract with the land owner and a build contract with the selected builder. Basic façades and floorplans are as shown in the brochure. All plans are subject to copyright, owned by VillaRange Pty Ltd. For consistency with surrounding properties, purchase is on condition that customisation of the exterior is not possible. Price varies depending on selections and extras; some fitout selections shown in illustrations are premium upgrades available at additional cost. Drawings are for illustrative purposes only: furniture, landscaping and appliances not listed in the brochure are not included. Included fittings, fixtures and appliances will be as listed in the brochure and confirmed in the build contract. All information in this brochure is accurate at the time of printing, April 2023. Description of planned streetscapes and Villawood community amenities are correct based on Villawood plans. Villawood reserves the right to amend or withdraw any advertised package without notice, in its absolute discretion. Location, orientation and views from specific lots should be verified by inspecting before purchase. For detailed information on the pricing and specifications of these homes, please contact the Villawood Community Sales Team. Prospective buyers should review the land and build contracts carefully, make their own inquiries and obtain independent advice before purchasing.