

LOT 135 VELA CIRCUIT, CLYDE NORTH, VIC, 3978

STIC IMPRESSION ONLY



**A new home  
A new standard**

- 2590mm ceiling height throughout
- Bricks infill above all windows & sliding doors
- Designer feature internal doors
- Double numbers of LED downlight throughout
- 20mm CAT 5 Bianco Carrara stone benchtop throughout
- 900mm Cooktop and Fixed Rangehood with overhead cabinet
- Ceiling exhaust fans including draft stopper vented external
- Designer range tapware and fittings
- Niche to all shower spaces
- Undermount basin to all bathroom and ENS
- Freestanding baths and back to wall toilet
- Laminate timber flooring throughout
- 5 Stars gas ducted heating
- Fixed site cost with "9" class soil and max 500mm site fill included

Lot 135 Alma

Q4 2026

Land Size 263 SQM

Land Price \$383,000

**COMING  
SOON**

REAL ESTATE

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**FOR SALE**

**BRAND NEW 4BR HOUSE & LAND IN THRIVING  
CLYDE NORTH**

A New Home. A New Standard.

Step into a home that redefines modern living, combining high-end finishes, energy efficiency, and thoughtful design throughout. Built to an impressive 7-star energy rating and complete with a solar system, this residence offers both sustainability and long-term savings.

Inside, you are welcomed by generous 2590mm ceilings, enhanced by designer internal doors and a seamless flow of laminate timber flooring throughout. The heart of the home is the stunning kitchen, featuring 20mm Bianco Carrara stone benchtops, premium 900mm cooktop, fixed rangehood, and quality cabinetry—perfect for everyday living and entertaining.

Every detail has been carefully considered, from double LED downlights throughout to designer tapware, undermount basins, and stylish bathrooms complete with freestanding bath, shower niches, and back-to-wall toilets.

Comfort is assured all year round with gas ducted heating and evaporative cooling, while additional features such as an intercom system, alarm security, flyscreens, and Holland blinds add practicality and peace of mind.

Externally, the home continues to impress with coloured paving to the driveway and porch, along with fully landscaped front and rear gardens designed for low maintenance living. Complete with full fencing, side gate access, and a designer letterbox, this property is move-in ready.

With fixed site costs included, a 10-year structural guarantee, and a 3-month maintenance period, this home represents outstanding value and quality.

A perfect opportunity for first home buyers, investors, or those seeking a modern, turnkey lifestyle.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or

**4 BED | 2 BATH | 1 CAR**

**PRICE:  
\$728,000**

**OPEN FOR INSPECTION:  
N/A**



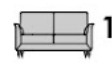
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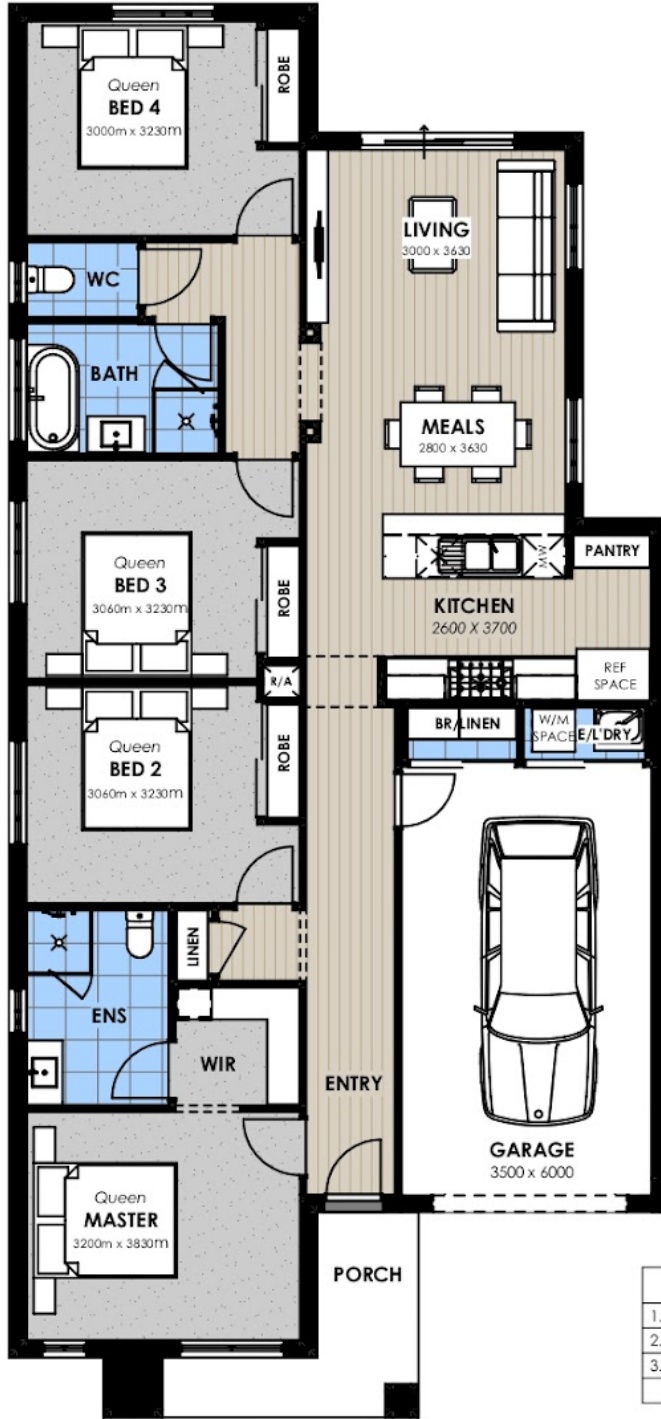
# COCO 17



**House Area**  
156.50m<sup>2</sup>  
16.85sq

**House Size**  
(Width x Depth)  
9.23 X 19.79

**Min. Lot Size**  
Width Depth  
**10.5+ 25.0m+**  
(Including 3.0m Easement)  
**(SMALL LOT ONLY**  
**FOR NON SMALL LOT**  
**: MIN 26.0m IN DEPTH)**



FLOOR AREAS	
1. HOUSE	123.09
2. GARAGE	26.44
3. PORCH	6.60
	<b>156.13 m<sup>2</sup></b>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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