LUNA HOMES

HOUSE & LAND / CLYDE NORTH 3978

Phoenix 22

Lot 4729 Watkeen Road - Smiths Lane

$863,963

4 bedrooms | 2 bathrooms | 2 cars | 350 m2 land

Package price in the 21 October 2026 price list. Confirm the current written offer, inclusions and exclusions.

Home size	**22.62 squares (as supplied)**
Lot dimensions	**12.5 × 28 m**
Title / timing	**May '27 (confirm current status)**
Status	**Confirm availability**
Land component	**$456,000**
Home component	**$407,963**

Request the current written offer

Confirm the exact lot, seller, builder, full specification, site works and any variations. This is a proposed house-and-land package, not a completed home or a reservation. No facade has been confirmed for this summary.

The supplied figures exclude stamp duty on land, legal and conveyancing costs, titles and property reports. Other finance, site or transaction costs may be additional. Obtain independent advice before entering a contract. No investment return, rental guarantee or builder warranty is promised by this summary.

Source: 21 October 2026. Reviewed 24 October 2026. Dimensions and areas are reproduced as supplied; confirm against the survey and siting plan. Full website information: lunahomes.com.au/disclaimer/