

# HOUSE & LAND



## GEMBROOK 190, VISTA FAÇADE

Façade is for illustration purposes only



**LOT 834 HEXHAM STREET,  
YARRABILBA ESTATE,  
YARRABILBA QLD 4207**

<b>Land Size</b>	400 m <sup>2</sup>
<b>Land Price</b>	\$300,000
<b>Registration</b>	Registered
<b>House Area</b>	189.42 m <sup>2</sup>
<b>House Price</b>	\$350,414

**TOTAL TURNKEY PRICE:**

# \$650,414

### Vista Façade Inclusions:

- Rendered brick & feature tiled pier to front façade
- Colorbond roof & garage door
- 1x sliding window & 2x wall mounted up downlights

### Gold Inclusion Highlights:

- Turnkey inclusions with landscaping, fencing & driveway
- 2440mm ceiling height
- 20mm engineered stone benchtops to kitchen & bathrooms
- Soft close hinges to kitchen cupboards & vanities
- 600mm kitchen appliances, dishwasher & water point to fridge
- Quality basins, tapware & shower niche
- Split system A/C to main living area & main bedroom
- Quality tiles, carpet, LED downlights & ceiling fans
- Roller blinds & security screens
- Plus much more, please refer to the Gold Inclusions brochure

### Inclusion Upgrades:

- Additional landscaping 3x 45 litre trees
- 1200mm paint grade entry door
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# GEMBROOK 190

Living Area	131.09 m <sup>2</sup>
Garage	37.82 m <sup>2</sup>
Porch	4.04 m <sup>2</sup>
Alfresco	16.47 m <sup>2</sup>
Total House Area	<b>189.42 m<sup>2</sup></b>

