

# HOUSE & LAND



## LOT 992 GRAHAM CIRCUIT, YARRABILBA ESTATE, YARRABILBA QLD 4207

Land Size	472 m <sup>2</sup>
Land Price	\$325,000
Registration	Nov-23
House Area	199.91 m <sup>2</sup>
House Price	\$366,685

TOTAL TURNKEY PRICE:

# \$691,685

### City Façade Inclusions:

- Combination of face brick & render to front façade
- Colorbond roof & garage door
- 2x sliding windows & 2x wall mounted up down lights

### 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 garden bed to the driveway
- Additional landscaping 3x 45 litre trees
- Stained fencing to the returns
- 1200mm paint grade entry door
- Bushfire BAL 12.5 requirement

## BELMONT 200

Living Area	141.41 m <sup>2</sup>
Garage	37.30 m <sup>2</sup>
Porch	2.71 m <sup>2</sup>
Alfresco	18.49 m <sup>2</sup>
Total House Area	<b>199.91 m<sup>2</sup></b>

