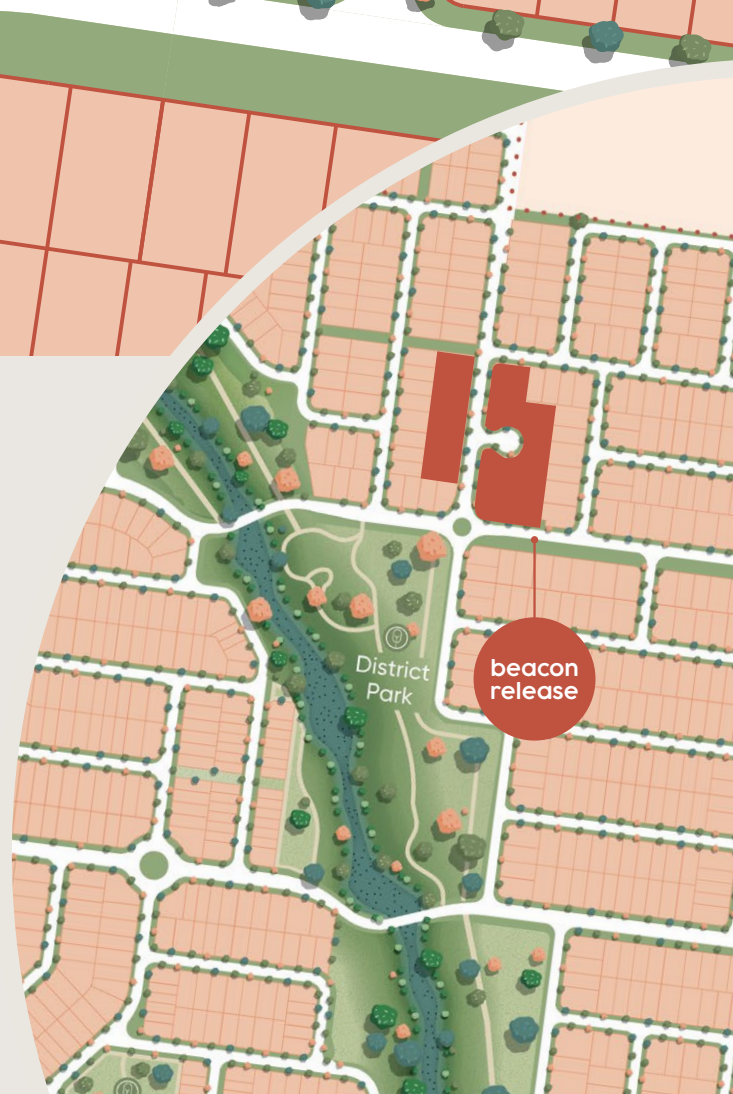


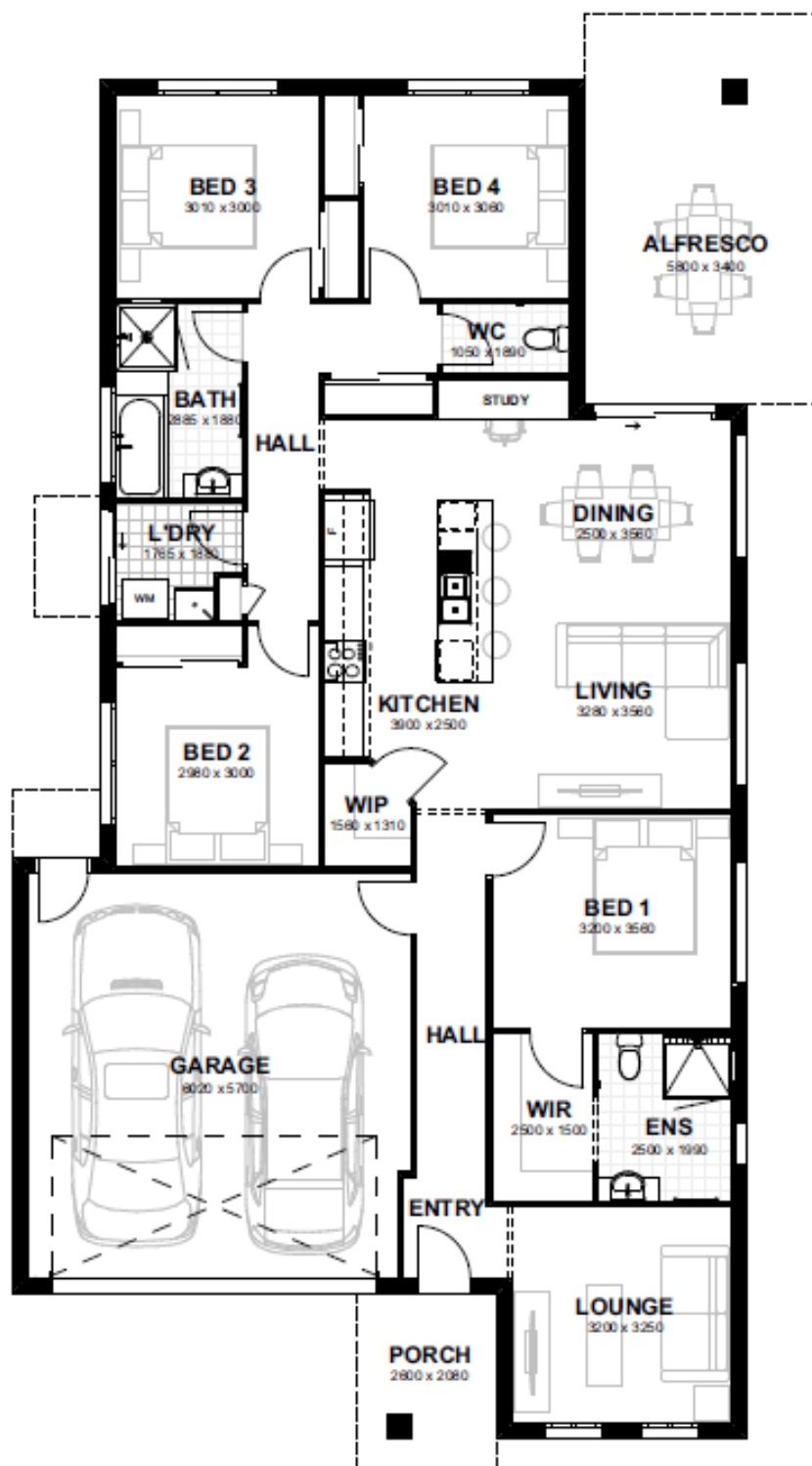


the beacon release

Begin a bright future within the Beacon Release at Dawn, the thriving heartbeat of Walloon. Delight in your brand-new home nestled in an idyllic tranquil landscape where the natural waterway meanders through meticulously designed neighbourhoods surrounded by lush parklands and pathways.


Information contained herein is subject to change without notice. No responsibility is accepted by the vendor nor the agent for any action taken in reliance thereon. Prospective purchasers should make their own enquiries to satisfy themselves on all aspects. Details herein do not constitute any representation by the vendor or the agent and are expressly excluded from any contract. Images are artist's impression and/or illustrative purposes only. This plan is indicative only, and specific uses, road alignment and boundaries shown may vary due to detail design consideration and approval by the relevant authorities. Street names subject to change. May 2022.





HOUSE & LAND



 4  2  2  2

LOT 682 NEW ROAD, DAWN ESTATE, WALLOON QLD 4306

Land Size	448 m ²
Land Price	\$260,000
Registration	Aug-23
House Area	202.76 m ²
House Price	\$379,715

TOTAL TURNKEY PRICE:

\$639,715

Date: 26/06/23
Price Expiry: 26/08/23
Inclusion Level: GOLD
PR Number: PR5312

City Façade Inclusions:

- Combination of face brick & render to front façade
- Colorbond roof & garage door
- 820mm paint grade entry door
- 2x sliding windows & 2x wall mounted up downlights

Gold Inclusion Highlights:

- Turnkey inclusions with landscaping, fencing & driveway
- 820mm paint grade entry door
- 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 Upgrade:

- Painted fence returns
- additional landscaping including 1x 45L tree

Additional Notes:

CAYMAN 203

Living Area	140.62 m ²
Garage	37.01 m ²
Porch	5.41 m ²
Alfresco	19.72 m ²
Total House Area	202.76 m²

