

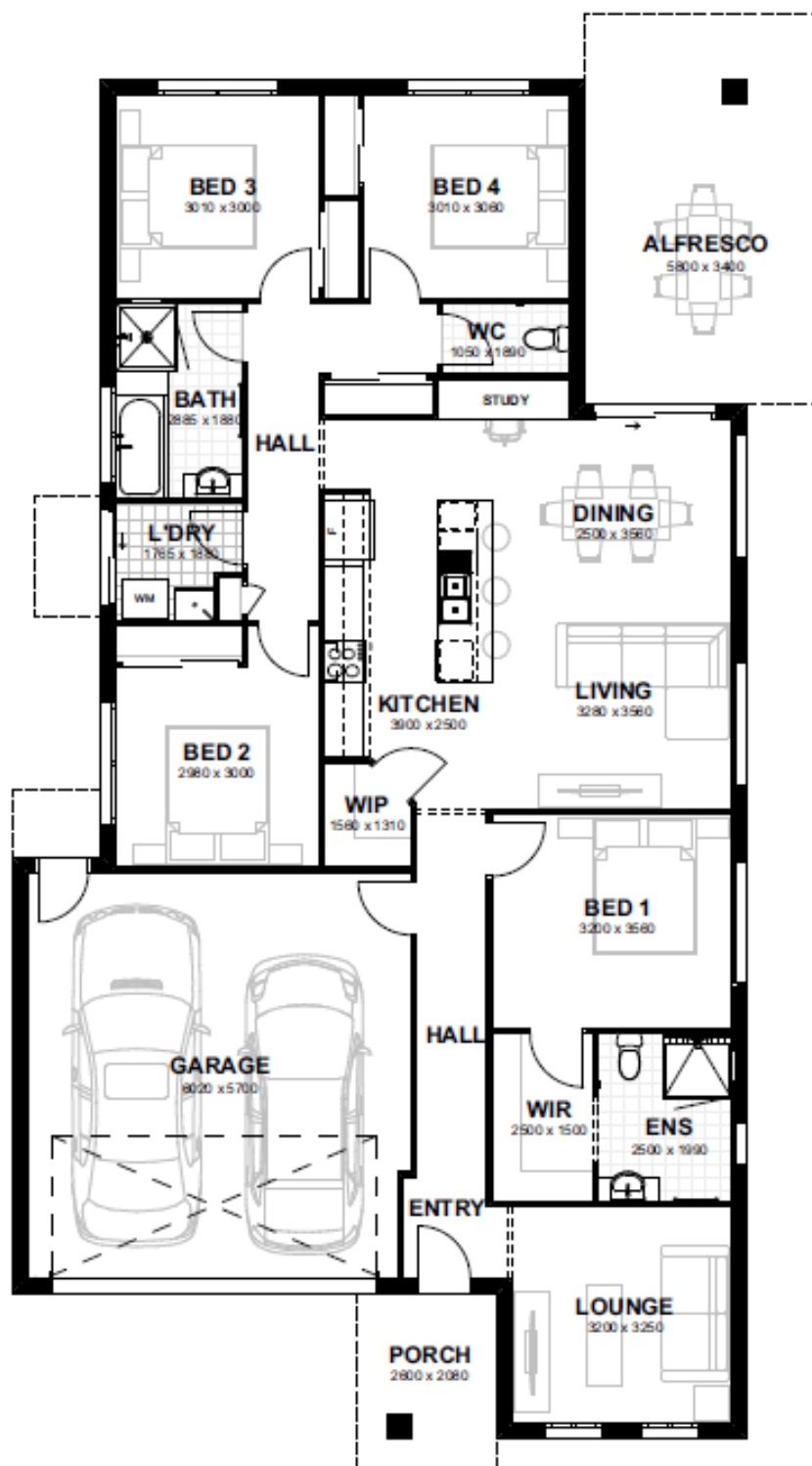


the beacon release

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.


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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

