

# MASTERPLAN





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# THE CIRCUIT RELEASE



## STAGE 3D



[riverparkscommunity.com.au](http://riverparkscommunity.com.au) / 13 13 63

All areas and dimensions are subject to survey. Devine does not warrant their accuracy. Purchasers should make their own enquiries. Proposed use subject to change without notice.



## MASTERPLAN

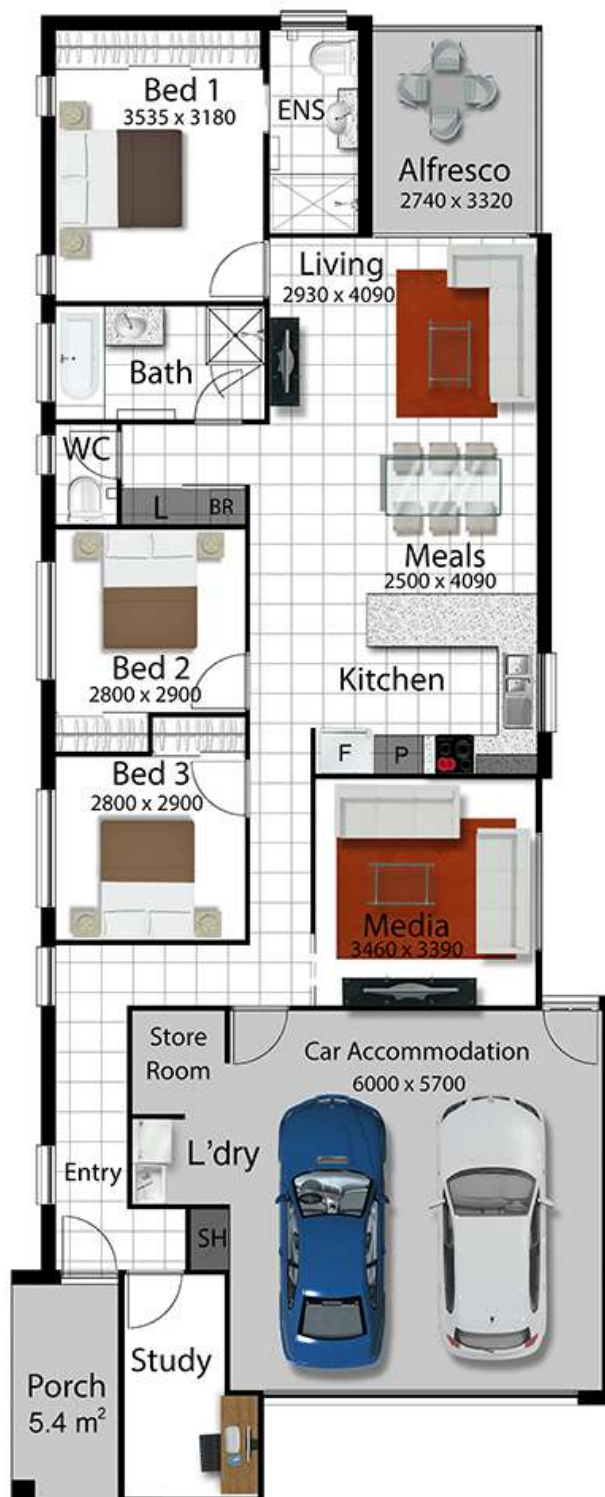
River Parks is close to an array of recreational, educational and transport facilities, as well as the jumping off point for major tourist attractions like the Great Barrier Reef and the World Heritage Tropical Wilderness.

- > 22.4kms from Townsville's CBD, now undergoing massive transformation to meet the city's demographic and technological changes
- > 6 minutes from Riverway Drive, an exciting development stretching for 11kms
- > James Cook University within 13.3kms
- > Townsville Hospital within 14kms
- > 12 minutes to the Willows Shopping Centre.

There's no place like



22690



#### AREAS

Living Area	123.0 sqm
Garage	40.1 sqm
Alfresco	12.0 sqm
Porch	5.4 sqm

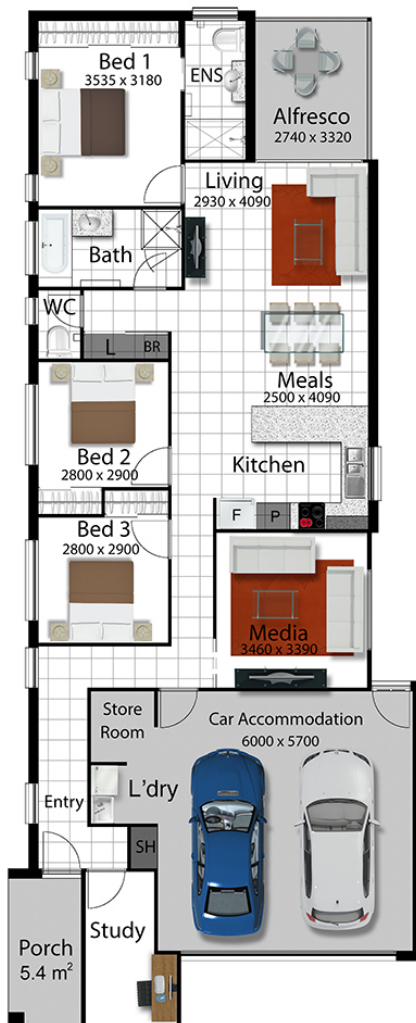
**TOTAL** 180.5 sqm

9250



# STIRLING 180

We include what many others call extras!



Lot 1 (#25A) Yass Circuit  
'River Parks' Estate, KELSO

**Land Size: 300m<sup>2</sup>**

HOUSE & LAND PRICE:

**\$468,174.00**

Living	121.80m <sup>2</sup>
Car Accom	41.60m <sup>2</sup>
Alfresco	12.40m <sup>2</sup>
Porch	4.54m <sup>2</sup>
<b>Total Area</b>	<b>180.34m<sup>2</sup></b>

## PACKAGE INCLUDES:



- 25 Year Structural Guarantee\*
- 6 Star Energy Rating
- Full "Turn Key"
- Bathroom and Ensuite niches
- Builder's "Platinum Range" tiles and carpets
- Barrier Screens
- Stone Bench Tops to Kitchen
- Split System AC's to Bed 1 & Living
- Exposed Aggregate Driveway
- Under main roof Alfresco
- Slab design up to H2
- Turf and Gardens
- Full share fencing
- LED Lighting
- Ceiling Fans throughout
- Clothesline and Letterbox
- NBN Ready
- Quality European Appliances
- Includes Dishwasher
- Choice of 3 feature facades

**CONTACT**  
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