

MASTERPLAN



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THE CIRCUIT RELEASE



STAGE 3D



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.



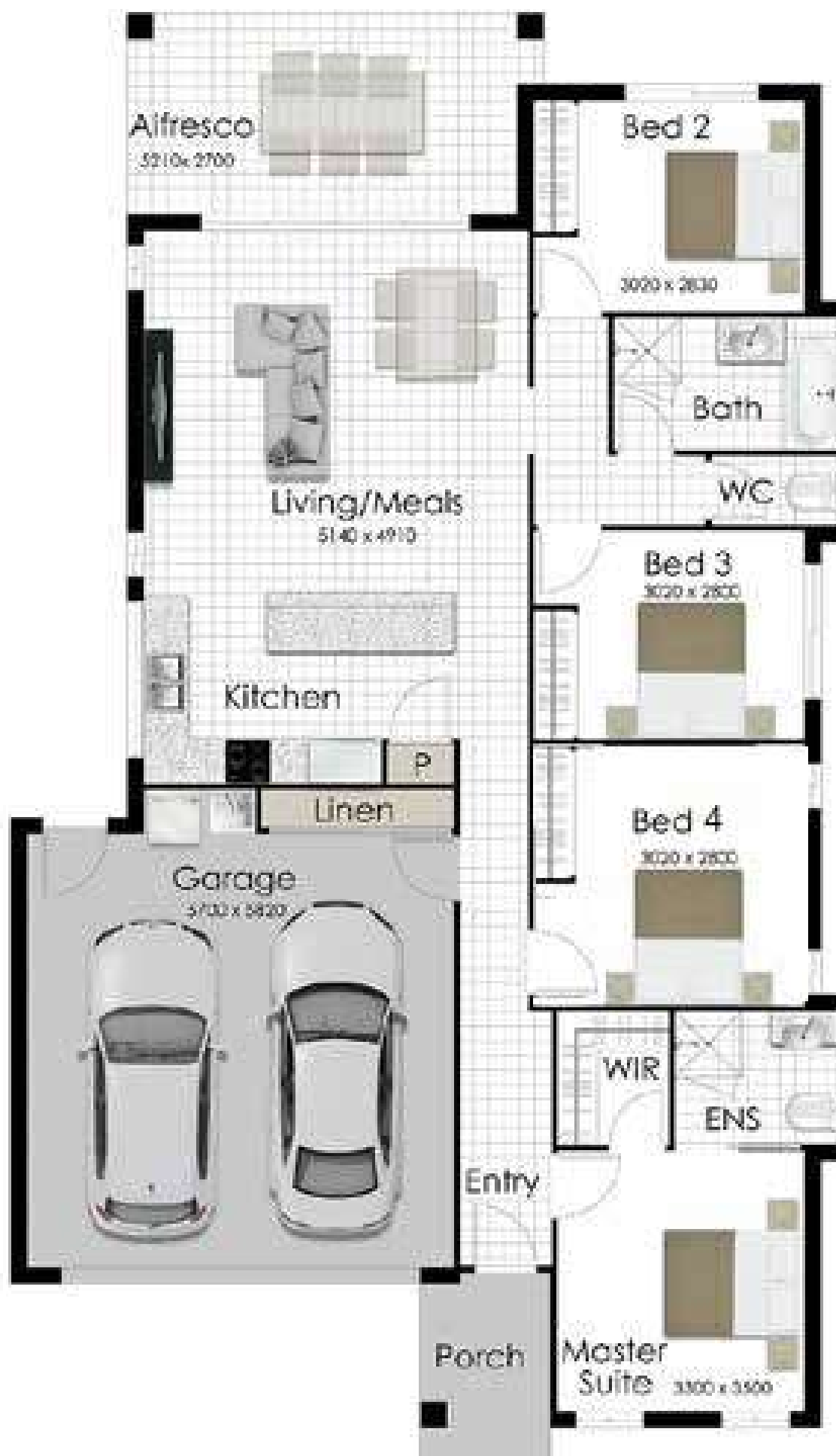
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River Parks is close to an array of recreational, educational and transport facilities, as well as the jumping off point for major tourist attractions like the Great Barrier Reef and the World Heritage Tropical Wilderness.

- > 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







Lot 258 Doyles Circuit
River Parks' Estate', KELSO

Land Size: 450m²

HOUSE & LAND PRICE:

\$509,369.00

Living Area	120.21m ²
Car Accom	38.73m ²
Alfresco	14.40m ²
Porch	4.32m ²
Total Area	177.66m ²

Build Price: \$364,369
Land Price: \$145,000



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
- 4th bedroom with Robe in lieu of Media Room