

303 Cedar Drive, Burpengary, Qld 4505

AUSMAR

House For Sale

Wednesday, 8 May 2024

303 Cedar Drive, Burpengary, Qld 4505

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 763 m2

Type: House



Ian Sullivan

\$817,500

Awesome block amongst the trees with large north facing yard at end of quiet street. SPACE FOR EVERYONE The Como is an exceptional single-level home design perfect for accommodating a larger, active family. Designed with convenience in mind, the parents' bedroom is strategically located at the front of the house, providing privacy and tranquility. Meanwhile, the kids can enjoy their own dedicated activity room, ensuring endless entertainment. Build with AUSMAR - the Sunshine Coast's largest builder and make your dream home a reality. ## Fixed price build contract and 20 week build times ## During the 30 years we've been in business, we have never compromised on quality, and we would love to help make your home dreams come true. Contact Ian today to secure this home and land package. Expected registration date June 2024

PACKAGE INCLUSIONS PROMOTION Your choice of one promotion; AUSMAR Advantage- Ducted Package* or;- Essentials Package* or;- Super Saver* **INCLUSIONS**- Façade as shown- Carpet and floor tiling throughout- Rendered mailbox and clothesline- 60m² Coloured concrete to driveway, porch and patio- Covenant requirements included **PLUS** - AUSMAR STANDARD INCLUSIONS **FOUNDATIONAL**- Council fees- Siteworks and engineering **PEACE OF MIND**- 12 month maintenance warranty- 6 year, 6 month structural guarantee- 50 year **TRUECORE®** steel frame warranty*- 25 year chemical blanket termite barrier warranty **EXTERNAL INCLUSIONS**- **COLORBOND®** steel roof- **TRUECORE®** steel frames and trusses- Automatic panel lift garage door- Sarking and insulation to Australian standards **INTERNAL INCLUSIONS**- Dulux Wash&Wear® paint- Bosch kitchen appliances- Reece plumbing fixtures- Flyscreens to windows and sliding doors- Light fittings, fans and power points as per electrical plan- Wall hung vanities to bathroom(s)- Shower niche to bathroom(s) 400x600mm Registration expected November 2024 Contact Ian Sullivan today to discuss this House & Land package and next steps for you to start your new home journey.*Terms and condition's apply: Price is correct as at date of publication and is subject to change without notice or obligation. Applies to selected House & Land Package only. Subject to availability. Price is based on the AUSMAR'S standard plans and specifications, standard inclusions, and preferred building surveyor. Price does not include stamp duty, registration fees, additional costs that may be incurred under the Building Contract (e.g. due to delays in titling the lot) or any other incidental fees associated with the acquisition of land or a home or the construction of a home. The **TRUECORE®** steel warranty currently offered is for residential applications only and is subject to application and eligibility criteria. Commercial warranties may be available on application. For full terms and conditions and to determine the eligibility of your building for a warranty visit [warranties.bluescopesteel.com.au](http://bluescopesteel.com.au) or call BlueScope on 1800 800 789. Warranties provided by BlueScope do not affect consumer rights under the Australian Consumer Law. For the AUSMAR Advantage and Super Saver terms and conditions, please speak to your New Home Consultant or visit ausmarhomes.com.au for details listed in our online brochure. Images may contain upgraded items not included in either promotion. Images and videos used in this listing are for illustrative purposes only and to be used as a guide. Sage Stage 3A Cedars Pocket 763m² block with BAL 29 impact. Build envelope is 369m² \$453,500 House - Como Metro facade - slab over and above, H&L inclusions BAL 29 \$364,000