

**5050 Holbourne St, Upper Kedron, QLD, 4055**



**Development Site For Sale**

Thursday, 10 October 2024

5050 Holbourne St, Upper Kedron, QLD, 4055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Development Site**

**Get to contract in as little as 6 weeks from sign on\***

TURNKEY Package: excluding fencing and landscaping

This is a build to order package so the house build has not started. Note: this package is not available to investors. Reach out to us today to start designing and building your dream home. Arista Homes offer more quality inclusions in their price than the others!

### WOORAMEL 266

Enter the elegance of the Wooramel 266, a two-story haven that seamlessly marries modern functionality with timeless design. The grand entrance beckons you into a space of sophistication. To the left, a stylish media room awaits, equipped for entertainment and relaxation. Continuing into the open living, dining, and kitchen area, this central hub fosters connectivity and togetherness, with the kitchen boasting a spacious dual walk-in pantry for added convenience. An additional highlight of the lower level is the inviting alfresco area, seamlessly extending the living space outdoors for a perfect blend of indoor and outdoor living. Ascending to the upper level leads to a private retreat, featuring a master bedroom with ensuite and walk-in robe, while four additional bedrooms and a well-appointed bathroom cater to every family member's needs. Throughout, the Wooramel 266 prioritizes ample storage solutions, ensuring a seamless blend of comfort, style, and practicality for the modern family lifestyle.

At Arista Homes, we are an independently Family owned, highly experienced home building company with a proven track record. We create sanctuaries where you can relax, unwind, and escape from everyday life. What we promise, we deliver. We build homes that bring out the best in you, providing comfort and bringing families together. We believe everyone deserves a home that fits the life they love. We work closely with you to customize your new home offering a full customisation service, so your home is designed especially for you.

- \*Local builder / local trades / local employees
- \*Flexible floor plans - no charge for changes
- \*Steel frames & trusses manufactured on our own factory
- \*Friendly, professional service & advice
- \*12 month defect warranty - after handover
- \*Lifetime Structural warranty
- \*In house design drafters available
- \*Full design studio appointment with interior designer

### Included Options

- All Council Fees and charges
- External Site Costs to H1 soil type
- Electrical Upgrade Package
- Split Air conditioning to master bed and family rooms
- Alfresco Slab - Tile ready
- Portico Slab - Tile ready
- Exposed aggregate driveway 55sqm
- Soft Close Kitchen cupboards and draws
- 20mm Stone benchtops in bathroom
- 20mm Stone benchtops in ensuite
- Flooring - Cat 2 carpet to beds and Cat 1 vinyl plank to balance
- Covenant approved Lowset Facade
- 920 Paint Grade Front Door
- Nylon Screens to windows and doors
- Roller Blinds to opening windows and doors (excludes wet areas)

2550 ceiling height  
Plus Standard Dream Inclusions

Contact Arista Homes today to discuss this House & Land package and next steps for you to start your new home journey.

Blending the charm of village living with the vitality of city life, Ellendale is like no other. Ellendale is a masterplanned community just 12km from the Brisbane CBD. A place where the city meets nature in perfect harmony. Backing onto South D'Aguilar National Park in Upper Kedron, the Ellendale masterplan embraces 91 hectares of nature corridors and recreation space. Tree-lined streets blend with premium homesites, nestled amongst natural bush corridors.

\*The floor plans and designs shown here are for indicative and inspirational purposes only. They may not be to scale. No allowance has been made for site location and site requirements including site dimensions, services location, local government requirements and residential estate covenants. All features and finishes, including colour schemes and materials, are subject to availability and final agreement. It is the intention that customers will follow our construction consultation procedure during which a design will be assessed and finalised. All contractual terms will supersede any dimensions, features, finishes, and all other aspects of our advertised indicative designs. We reserve the right to modify our plans, specifications, and materials and discontinue any design without notice.

\*The floor plans, illustrations and photos shown here are indicative and for inspirational purposes only.

\*Based on a 200sqm single story house with no weather, trade or supplier delays.

\*Based on a standard plan with no changes. Time starts when deposit is paid.