

# 7 Langford Street, Eight Mile Plains, QLD, 4113



## Development Site For Sale

Saturday, 10 August 2024

7 Langford Street, Eight Mile Plains, QLD, 4113

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Development Site

**PRICES INCLUDE COMPLIANCE TO ACCESSIBILITY AND ENERGY EFFICIENCY REQUIREMENTS OF THE LATEST NATIONAL CONSTRUCTION CODE**

Debt Free

From \$100 Preliminary Fee

5kW PV & Solar Hot Water

Steel Frames & Trusses

ASX Listed (TWD.ASX)

For more Design and Specification Options visit [www.dixonhomes.com.au](http://www.dixonhomes.com.au)

Land Price: \$858,000

Design - NT6302 (Habitat Spec)

Starter Package on a similar priced block from \$1,120,000

Turnkey Package on a similar priced block from \$1,152,000

Design only on your block \$248,400

Design - SC6324 (Habitat Spec)

Starter Package on a similar priced block from \$1,148,900

Turnkey Package on a similar priced block from \$1,181,900

Design only on your block \$275,400

Design - FC10706 (Habitat Spec)

Starter Package on a similar priced block from \$1,226,100

Turnkey Package on a similar priced block from \$1,260,100

Design only on your block \$348,500

Design - FC0885 (Habitat Spec)

Starter Package on a similar priced block from \$1,255,400

Turnkey Package on a similar priced block from \$1,289,400

Design only on your block \$378,100

-- Starter Package Includes --

- House, Land and Site Works

-- TurnKey Package Includes --

- House, Land and Site Works

- Floor coverings throughout

- Blinds

- Letterbox

- Clothesline

- Concrete porch & alfresco

- Exposed aggregate driveway

- Garden bed

- Turf

- Treated Timber fencing & gates

-- Design only excludes --

- Land, site works and all turnkey inclusions

Façade renders depict optional extras that are not included in the standard price.

#### Disclaimer

Promotions, offers, guarantees and warranties as advertised on Dixon Homes' Website in relation to 'House and Land Packages', the 'Starter Package' and the 'Turnkey Package', are solely for the purpose of demonstrating what Dixon's products may cost on similar size blocks of land, in similar areas to those advertised. Dixon Homes is not the registered owner nor agent of the land advertised and is not licensed to sell blocks of land to prospective purchasers. Dixon Homes, in marketing its design does not intend to pose as an agent in relation to the sale of land advertisement. Dixon makes no representation as to the suitability of the land or the land price. House and Land Packages consist of land and a house which are sold separately. Dixon Homes is responsible for the design and construction of the house only. Pricing and availability are based on information obtained by Dixon Homes from third parties and is correct as at the date of publication and are subject to change without notice. Prospective purchasers should make their own enquiries and satisfy themselves as to whether the information and pricing of the land provided is current and correct and if appropriate seek legal advice.

See website for Specification Inclusions

Price may change without further notice

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E. & O.E 09/08/2024