

**Lot/63 Reedgrass Circuit, Rasmussen, QLD, 4815**

**Development Site For Sale**

Thursday, 1 August 2024



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**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: Development Site**

## Great Property for the Savvy Investor

Discover your dream investment with our stylish and functional duplex design! Perfectly crafted for modern living, our duplex homes offer both comfort and convenience, making them an ideal choice for families and investors alike.

### **\*\*Features:\*\***

- **\*\*Efficient Dual Occupancy Design:\*\*** Ideal for investors seeking a second income, each dwelling is designed to maximize space and functionality.
- **\*\*Open Plan Living:\*\*** Both dwellings feature an open-concept layout that seamlessly integrates the living, dining, and kitchen areas.
- **\*\*Three Spacious Bedrooms:\*\*** Each unit includes three bedrooms, providing ample space for family and guests.
- **\*\*Two Modern Bathrooms:\*\*** Equipped with contemporary fixtures and finishes for a sleek, stylish look.
- **\*\*Single Garage:\*\*** Each dwelling comes with a single garage, offering secure parking and additional storage space.

Offering the highest level of standard inclusions in the local market, Ellis Developments prides itself on an unwavering commitment to customer service while also delivering the most up-to-date finishings on a truly masterful design. Our standard luxury inclusions are:

\* 2700 high ceilings

\* Stone benchtops to kitchen with 40mm finish to island bench

\* Stone benchtops to all bathroom vanities and laundry

\* Feature 3 step cornice in living/dining area

\* Custom Cabinets with soft close doors and drawers

\* Undermount rangehood with electric cooktop and feature airfry oven

\* Fully airconditioned with split systems (all bedrooms and living, not just the master bedroom!)

\* LED downlights throughout

\* Security screens to all windows and sliding glass doors

\* Premium Tapware and tiles up to 600mm x 600mm included

\* Letterbox, 60m<sup>2</sup> of exposed aggregate driveway and clothesline.

\* Turf, irrigation and fencing included to entire block

Visit our Savannah 'B' display home at 15 Firewheel Parade, Sanctum - open 9am until 5pm Fridays through to Tuesdays.

Images are for illustrative purposes only.