

# 1/1381 Nature's Edge, The Gap, Qld 4061



## House For Sale

Tuesday, 2 July 2024

1/1381 Nature's Edge, The Gap, Qld 4061

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 220 m2

**Type:** House



Lee Dwyer

**\$1,350,000**

Nature's Edge townhouses have been designed by the nationally renowned architect, Nigel Fitton, and plan to deliver purposeful, innovative environments that offer superb quality and exceptionally modern living. Combining the beauty of nature and unparalleled convenience, Nature's Edge is your idyllic sanctuary from the pressures of modern life. Tucked away amongst the leafy natural bushland of The Gap, one of Brisbane's most exclusive locales, Nature's Edge strikes the perfect balance between privacy, community, and lifestyle. This development is a residential estate comprising nine exceptionally finished townhouses. Become part of an exclusive community and enjoy being connected to your new neighbourhood. The site is under civil construction with Ardent Builders who have now been appointed as the builder. We are currently nearing the lockup stage with civil completion expected late 2024. The approved project takes place over the massive 3493 sqm block, with approved plans for 9 high end executive houses featuring 3 and 4 bedroom designs over 2 levels. The site is currently nearing lockup stage with all 9 Houses having the roof completion in July and windows/doors commencing to be installed. The next phase of the project in July is to have all doors and garage doors installed with the gyprock and rough in done to ensure the electricians can follow after this is completed for each house. Ultra-low body corporate costs with total annual contributions \$1106.08 per dwelling, equating to less than \$22 per week in body corporate fees. Currently we have 7 terrace houses available from the 9 in the masterplan. Make sure you do not miss out on securing a quality terrace home in Nature's Edge, The Gap!

**How to Get To Natures Edge**

1. Drive outbound from The Gap until you reach the reservoir on Waterworks Road.
2. Once you reach the reservoir the site is on the right with all the signboards. Please see the this link below with Brochure

**Expression of Interest Masterplan Pricelist Project Information**

Click for Project Information

To have a lot put on hold for you, please follow the steps below:

- Provide our team with a copy of your Pre-Approval Letter or Bank Capacity Letter from your Bank
- Provide our team with a completed Expression of Interest Form including drivers licence front and back.
- Pay the holding \$5000 deposit into the seller solicitor Trust Account

For each buyer on the expression of interest form provide back and front of driver's license.

The Lot will then be put on hold for you for 3 days while contracts are reviewed and signed by seller & buyers' solicitor. If the contracts are not signed within 7 days the block will be released back to market. We anticipate with weather and trades to have final practical completion pending final sign off by council in late 2024 -

For further updates please contact Lee Dwyer on 0439 111 899