

**10 Sycamore Parade, Victoria Point, QLD, 4165**



**Sold House**

Sunday, 25 August 2024

10 Sycamore Parade, Victoria Point, QLD, 4165

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## NEW HOME FROM \$650,000

TURN-KEY NEW HOME FROM \$650,000.

THIS IS THE BEST VALUE LAND IN REDLANDS!!!

Prices for fully finished homes start at \$650,000 including the land.

Land price is \$440,000; land size is 435m2!! Call now for more information on 3207 6000.

Are you wondering what steps you need to take to get a house built? Well, here the normal steps to purchasing land:

1. Decide that the land and the location is suitable.
2. Speak a broker or lender to obtain an approx. budget you are comfortable with.
3. Speak with an accountant to confirm the names or entity to purchase the property, and type of loan (optional but recommended for investors).
4. Contact builder/s to confirm they can assist you and assess their processes.
5. Meet with a builder to discuss the best house plan.
6. Engage a builder to prepare a formal quote.
7. Make a formal offer on the land subject and conditional to the following: finance, soil test, and due diligence period to confirm the builders quote and to check that land title is registered, and all services are available to the property ready to build.
8. Provide the lender with a copy of the land purchase contract and the builder's formal quote.
9. Engage a conveyancer/solicitor to review all the documents and handle the land sale.
10. Obtain a written rental appraisal from a real estate agent for the lender (investors only).
11. Undertake due diligence on the builder you choose.
12. Once you are satisfied with all the above you can complete settlement on the land and the builder will commence. The builder will then request set progress payments until the completion date of the home.
13. Leading up to final hand-over of the home, investors can engage a property manager to find a suitable tenant.

For investors we recommend firstly speaking with Dixon Homes as they have an exceptional variety of house designs that fit any budget and in particular fit this block. The best person to contact Dixon Homes is Peter Thompson on 32451796, or 0417638487, or email [petert@dixonhomes.com.au](mailto:petert@dixonhomes.com.au).

This land is a builder's delight, with all services connected (water, sewer, stormwater, NBN and power) ready to go. Now you can build your new home on this level 435sqm block and enjoy the conveniences of being close to the water and having shopping and amenities right at your fingertips.

If you are looking for ideas on which builders to talk to and need a place to start, we have done a little groundwork here and can provide you with a list of builders that specialise building on this type of land.

Builders such as Fiteni Homes, Dixon Homes, Antech Constructions, GJ Gardner, Plantation Homes, Simonds Homes, Hallmark Homes and Metricon Homes offer turnkey (fully finished ready to move in) homes either built to your design, or you can select from the dozens of designs ready to go.

This is ideal for anyone downsizing, looking for a first home, or perfect for an investor wanting a great return and maximum depreciation. If you have a self-managed super fund, builders can create a house and land package at a set price with a great return, to tick all the boxes for the ATO super fund requirements. NDIS designs also are perfect for this location, offering the convenience of shops, easy transport access and bus interchange, and multiple medical facilities.

There are two vacant blocks currently for sale side by side, so if you are two families wanting to be close, then you may

consider building side by side on these blocks.

The land is partly fenced, and backs onto a nature strip. You can gain rear personal access if you would like this convenience.

Living in Victoria Point is a seaside dream come true for many of the residents that already enjoy this amazing location. Now you can choose to live here too.

Please call us now on our 24 hour number 07 32076000 for more information. To obtain the address please call or email us and we will send it to you as soon as possible.

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