

# 31 Providence Street, Flagstone, Qld 4280

 LJ Hooker Flagstone

## House For Sale

Sunday, 30 June 2024

31 Providence Street, Flagstone, Qld 4280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 434 m<sup>2</sup>

Type: House

## Offer's over \$730,000 will be considered

There is nothing like owning a new home, the smell, the feel, there is nothing that really can compare. We are well under way with the construction of this brand-new modern family home and if you are quick, you can have a say with the colour pallet. Check out what this home has to offer. You will be the envy of the family gathering when you host Christmas at your place this year. Approx completion date will be late August 2024

Inside:

- 4 Bedrooms all an excellent size, with 3 of the bedrooms having built in robes
- Master has walk in robe with fitted drawers & Ensuite showcasing a double vanity with black fittings and drift shower rail, floor to ceiling 600x600 porcelain tiles
- Main bathroom has sleek black fixtures, bath, shower with drift rail, floor to ceiling 600x600 porcelain tiles
- Mitsubishi air conditioner split system units
- Kitchen hosts double sink, sleek black tap fittings, 20 mm stone bench tops, and Technika appliances Island kitchen bench that features pendant lights
- 2 living spaces with one being a media room with barn sliding door
- Separate laundry with 20mm stone bench top
- 600 x 600 porcelain tiles throughout
- Beautiful ceiling height of 2500
- Blinds and curtains are included
- White ceiling fans throughout the home
- Security door on sliding doors and fly screens on windows
- Double garage with the additional drive through single roller door to an additional parking area for your caravan or boat

Outside:

- Fully fenced block of 434M2
- Electric 260 Lt hot water
- Alfresco with ceiling fan and over cover roof
- Landscaping package that includes turf, coloured stones, small trees to the front yard and a timber gate to the side.

Update on construction:

- Frame up
- Colourbond roof is on
- Builders wrap done
- 12-month maintenance & minor defects and 7 years Structural building warranty apply

Conveniently located to:

- Multi-Million-dollar adventure park and water park - as per photo on advert
- Super cool pirate park - as per photo on advert
- Coles
- Fantastic fooderies
- 2 x Bakeries
- Gyms
- Medical services
- Woolworths
- Butchery
- Aldi
- Swim school
- Vets
- Cafes

And so much more

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.