

# 311 Belhaven St, Yarrabilba, Qld 4207



## House For Sale

Wednesday, 10 July 2024

311 Belhaven St, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 640 m2

Type: House



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## \$713,450 Registered Land; Turn-Key Package

Well Sized 640m<sup>2</sup> Registered Land - Embark on Your Luxury Building Journey Today! Presenting the sophisticated Vivienne 19 floor plan, a sought-after design boasting open plan living areas, 4 opulent bedrooms, including a Master Suite with a private Ensuite and a Walk-In Robe. The gourmet kitchen features a walk-in pantry and seamlessly integrates with the open-plan living, dining, and alfresco areas. [Other house sizes available]

**Key Features**

**Contemporary Design:** Crafted with meticulous attention to detail, this home boasts a contemporary design that seamlessly integrates functionality with style.

**Spacious Interiors:** Enjoy ample space for relaxation and entertainment with generously proportioned living areas flooded with natural light.

**High-End Finishes:** Experience luxury living with high-end finishes and premium materials throughout the residence, elevating the aesthetic appeal.

**Gourmet Kitchen:** Embrace your culinary aspirations in the gourmet kitchen equipped with top-of-the-line appliances, sleek cabinetry, and expansive countertops.

**Tranquil Bedrooms:** Retreat to the tranquil bedrooms, each offering a peaceful sanctuary for rest and rejuvenation after a long day.

**Spectacular Outdoor Living:** Delight in outdoor living with a meticulously landscaped backyard, perfect for alfresco dining, entertaining guests, or simply basking in the sunshine.

**Community Amenities**

**Yarrabilba Recreational Facilities:** Enjoy an array of recreational facilities including parks, playgrounds, and sports fields, catering to residents of all ages.

**Shopping and Dining:** Indulge in a diverse selection of shopping and dining options within close proximity, ensuring convenience and satisfaction.

**Educational Institutions:** Benefit from access to quality educational institutions, providing excellent learning opportunities for students of all levels.

**Healthcare Services:** Rest assured with nearby healthcare facilities and services, ensuring peace of mind for you and your loved ones.

**Transportation Access:** Take advantage of convenient transportation access, with major roads and public transit routes connecting you to neighboring areas.

**Location Highlights:** Yarrabilba offers a vibrant lifestyle with a plethora of amenities and attractions, including:

- Yarrabilba Village Shopping Centre:** A hub of retail therapy with a diverse range of shops, cafes, and restaurants.
- Yarrabilba State School:** Providing quality education for young learners within the community.
- Yarrabilba Adventure Park:** An outdoor enthusiast's paradise featuring walking trails, picnic areas, and recreational activities.
- Yarrabilba Community Centre:** A focal point for community events, programs, and gatherings.

This turnkey home comes complete with our In-Built Lux inclusions, showcasing a commitment to luxury living:

**Interior:**

- Ducted Air Conditioning
- 20mm stone Waterfall end benchtop in the Kitchen, Ensuite, and Bathroom
- 900mm Upgraded Cooktop, Rangehood and Built-In over with touch controls
- Energy Efficient Dishwasher
- Glass Window or High Quality Tile Splashback with LED strip lighting
- Stainless Steel Double Undermount Sink
- Fridge Tap Point
- Back to wall Toilet Suites
- High Quality Roller blinds to all Windows
- LED energy-efficient downlights
- NBN Ready
- Electric Hot Water System
- Premium Tapware & Fixtures
- Plush carpet in bedrooms and media room, with a choice of tiles or vinyl planking in living areas
- Impressive electrical allowance, including ceiling fans in all bedrooms

**Exterior:**

- Exquisite exposed aggregate driveway
- Full site landscaping
- Security Screens to all Windows and Sliding Doors
- Choose from a range of contemporary rendered facades
- Full render to the home or opt for lightweight cladding
- Exposed Aggregate porch and alfresco for a touch of elegance
- Quality Colorbond Roof
- TV Antenna
- Double Lock-up Remote Garage
- Landscaping, Driveway, Modern Letter box and Clothes line Included

And that's just the beginning—there's so much more to discover. This House & Land Package is Fixed Price & Full Turn-Key. Don't miss this unparalleled opportunity to call Yarrabilba home. Contact us today to secure this House & Land package! Should this selected plan not perfectly align with your vision, explore our diverse range of other plans, or customise one to suit your family's unique needs. \*Terms and conditions apply. House to be built. Images are for illustration purposes only. Contact Nabil for your new House & Land Package!