

Address available on request, Upper Kedron, Qld 4055



House For Sale

Monday, 4 December 2023

Address available on request, Upper Kedron, Qld 4055

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 567 m2

Type: House



Peter Hollow

FIXED PRICE CONTRACT \$1,109,625

CUSTOM 231sqm DESIGN, 567m2 BLOCK REGISTERED LAND READY TO BUILD ON FIXED PRICE CONTRACT, FULL TURN KEY - METRO FACADE, PAINTED RENDER FACADE - ALL SITE WORKS INCLUDED - TWO SPLIT SYSTEM AIR CONDITIONER'S - ENGINEERED STONE BENCH TOPS - 900mm WESTINGHOUSE GAS COOKWARE - 900mm WESTINGHOUSE DUCTED RANGEHOOD - LED LIGHTS, CEILING FANS THROUGHOUT - LANDSCAPING, DRIVEWAY, FENCING - UPGRADED BATHROOM FIXTURES - BARRIER SCREENS, DISHWASHER - NO MORE TO DO BUT MOVE IN

The Upper Kedron Display Home located in the Ellendale Estate is open Saturday, Sunday through to Wednesday from 10.00am to 5.00pm, come in and see me or Book an appointment Peter Hollow 0455 077 956 peter@cjhomes.com.au

Please Note: This is a House and Land Package only, the home has not been constructed, the buyer will be required to purchase the land separately, "the land advertised in the package is subject to availability and the land price will need to be confirmed by the Owner of the land" a separate Building Contract with CJ Homes will be required. All information is subject to change without notice. Terms and conditions apply. Price does not allow for future NCC Requirements due to be implemented on 1st May 2024, Changes to Energy and Accessibility

FIXED PRICE includes ALL SITE COSTS UP TO H CLASS SLAB NO HIDDEN COSTS, NO EXTRA COSTS OR FEES NO PROVISIONAL SUMS OR ALLOWANCES FLEXIBILITY IN DESIGNS, MODIFICATIONS AND INCLUSIONS

Our Goal is to make your building experience with CJ Homes, Simple, Stress Free and an Enjoyable Experience, No Deposit required for Preliminary plans and pricing, including Site Works

We provide Fixed Price Contracts and Turn Key Solutions, along with high-quality standard Inclusions for fitting and fixtures, so you know exactly what to expect. No hidden costs, no surprises, no provisional sums. We even provide an electrical layout prior to contract, complete with LED lighting throughout and ceiling fans, You can select from our wide range of stunning contemporary designs, each easily modified to suit your lifestyle and budget, saving you thousands of dollars in drafting fees. Alternatively, we can custom build your vision, starting with a simple concept and progressing to detailed professional approved plans ready to be built by our expert team, all at "No Extra Cost"

Since 2004, CJ Homes has established a solid reputation as an ethical builder, using traditional building practices to deliver quality affordable homes, guaranteed to last I have over 30 year's experience in the building industry as a Carpenter, and over 8 years experience as a Building Consultant, I would be more than happy to share My Building Experience with you, so that you are comfortable, when it is time to proceed forward, Allow me to assist you in achieving your goal, to build your New Dream Home. So, if you are looking for a Quality Builder, That is Great Value, and who offers a Straight Up Honest Service, We Are the Right Fit

Here are some comments from our satisfied "Verified" customer's See product review.com <https://www.productreview.com.au/listings/cj-homes>

CJ Homes Standard Inclusion Level

GENERAL Fixed price contract Foundations to standard 'H' class site Site works (as per plan) TERMITE PREVENTION Termite treatment T2 treated frames Sheet Metal roof including Anticon blanket from Builder's Standard Range Under roof patio Barrier screens to all windows, single lock to sliding glass doors, front entry Exposed aggregate driveway and porch - from standard range Letterbox 2 garden taps Fully fenced (timber palings) with side gate/s as per plan. Full turf to front and rear yard, (as per plan) Garden bed to front yard (as per plan) Wall or post mounted fold down clothesline above plain concrete slab Vertical blinds to all windows and sliding doors (excluding wet area windows) Ceramic floor tiles from the Builder's Standard Range to main floor areas (as per plan) Carpet and underlay to bedrooms and separate lounge/media room (as per plan) Engineered Stone kitchen bench tops MDF infill above overhead cupboards in Kitchen Overhead cupboards with externally ducted rangehood and microwave space 600mm stainless steel appliances including dishwasher Kitchen splashback tiles from Builder's Standard Range Cold tap to fridge space Shower niche (600w x 300h) to all showers Instantaneous gas hot water unit LED Lighting throughout (as per plan) Stainless Steel finish ceiling fans (as per plan) Double waterproof power point to Patio Ceiling fan to Patio Smoke alarms positioned as per building regulations TV antenna

NOTES All contract documentation shall take precedence over this inclusions list Plus much much more... Don't like the design? At CJ Homes we put the customer first and understand that everyone has different lifestyles and requirements. We are extremely flexible with altering house designs to suit your requirements, just contact one of our friendly staff. This is a NO CHARGE service. **Photos are indicative use as they were taken from a similar home by the builder, some variances and inclusions may differ to the actual home

**Property Code: 2656