

Lot 1 New Road, Raceview Rise Estate, Raceview, Qld 4305



House For Sale

Thursday, 11 July 2024

Lot 1 New Road, Raceview Rise Estate, Raceview, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Catapult Homes
0415646679



Tim Fowler
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From \$699,900

House and Land for \$699,900 in Raceview Rise Estate – Raceview HOW? Save over \$22,000 on Mortgage Insurance (LMI), when you qualify for the Federal Government's no LMI scheme. Receive the Queensland Government's double FHOG of \$30,000 before 30/06/25. Raceview has a current annual growth rate of 18.8%*. *Based on Pricerunner data as at 11/07/2024. Take advantage of the incentives on offer, stop renting and get into your own brand-new home sooner.

Estimated funds to complete the purchase, could look like this: Land: \$360,000 House: \$339,900 Package Price: \$699,900 Your contribution: 5% Deposit: \$34,995.00 Plus: Costs of purchasing: Qld Transfer Duty: \$1,060.00 Est. Bank fees: \$1,695.00 Est. Solicitor fees: \$2,031.00 Mortgage Ins. (LMI) \$0.00 - When you qualify for the Federal Government's no LMI scheme Total contribution: \$39,781.00 Less: 95% Bank Loan: \$664,905.00 QLD FHOG \$30,000.00 – First Homebuyers only, released at land settlement to act like additional savings Cash savings needed: \$9,781.00 - Buy now, Build later

THE LAND: Raceview Rise unlocks a unique opportunity in a much coveted pocket of Raceview. Surrounded by established homes and located amongst the greenery of nineteen parks offering a wealth of activities for your family at your doorstep. Conveniently located and just a short drive to Ipswich CBD, this boutique land development of just twenty two lots invites you to secure your land and build your new lifestyle in this much sort after suburb. Rest assured that you are buying into a location with family and convenience at its heart. With nature at your doorstep and convenient local amenities nearby. Raceview Rise is connected, convenient.

Land Estate: Raceview Rise Lot: 1 Size: 450sqm Price: \$360,000 Stage: 1 Schools: Bethany Lutheran Primary School – 0.9km Raceview SS – 1.3km Bethany Lutheran Kindergarten – 1.4km Ipswich Girls Grammar School – 4.2km Ipswich Grammar School – 6.5km St Mary College – 6.8km St Edmund College – 6.8km Ipswich SHS – 9km University and TAFE University of Southern Queensland Ipswich Campus – 4.8km Bundamba TAFE – 7.2km Retail: Booval Fair Shopping Centre – 4km Riverlink Shopping Centre – 8km Cinemas: Limelight Cinemas – 8km Activities: David W Coultas Park – 1.7km Worley Park – 2.4km Bremervale Park – 2.5km on your doorstep. Brother Ted Magee Fields – 2.4km Briggs Rd Sporting Complex – 3.5km Ipswich Indoor Sports Centre, – 5km Brothers League Club – 1km Raceview Hotel – 1.2km Hospitals: St Andrews Private Hospital – 5km Ipswich Hospital – 5km Train: Booval Train Station – 4.9km Ipswich Station – 6.2km Access: Arterial roads, bus routes and rail transport connect Raceview Rise with the Ipswich CBD, as well as the Brisbane, Toowoomba, the Logan Motorway to the Gold and Sunshine Coasts.

THE HOME: Catapult Homes: The New Standard This home has been designed for a young family or investor who wants to enter the market at an affordable price with the advantage of low maintenance responsibilities. 4 Bedrooms | 2 Bathrooms | 2 Living Areas | 2 Car Garage - Design: 12E - Facade: Standard (4 options to choose from) Experience superior inclusions typically considered upgrades: - Ducted Air Con - Raised ceilings (2550mm) - Solar + Inverter Peace of Mind Inclusions: - Covenant approved - Site costs included - Driveway - 12 - month maintenance warranty - 6 - year structural warranty The Standard Edition inclusions are: - Wide front door (920mm) - Ceramic tiles (450mm) - Downlights & ceiling fans - Roller block out blinds Luxury Kitchen: - 20mm LITHOSTONE benchtops - 600mm cooktop oven & under mount rangehood - Premium Dishwasher - Double-mounted stainless steel sink - Designer tile splashback Elegant Bathrooms: - Custom cabinetry - Frameless mirrors - Free-standing bathtub - Top-mounted basins Outdoor Living: - Tiled alfresco and exposed aggregate porch - Secure remote garage Exclusions, Terms & Conditions: - Release Date: Offer is valid on Lot 1 Raceview Rise until sold. - The New Standard refers to our finishes, fixtures, and fittings schedule, which provides a move-in-ready, turn-key home. - Landscaping, fencing, external screens, and letterbox/clothesline are NOT included in the advertised price. - Slab and Site works are included in the H1 soil type; however, rock excavation, actual site conditions and additional earthworks are not included in the price. - The offer is strictly available for the Catapult Homes Ready Build home design; no structural changes or floor plan design changes are permitted for this offer. - Upgrades are available to the schedule of finishes upon confirmation of formal finance approval - Catapult Homes trading as Catapult Building Pty Ltd QBCC License 15009719