

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

House For Sale Thursday, 11 July 2024

11101 Suay, 11 July 2024

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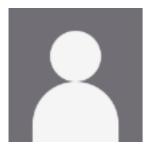
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Catapult Homes 0415646679



Tim Fowler 1800228278

## 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 gualify for the Federal Governments no LMI schemeReceive the Queensland Governments double FHOG of \$30,000 before 30/06/25. Raceview has a current annual growth rate of 18.8%\*. \*Based on Pricefinder 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: \$339,900Package Price: \$699,900Your contribution:5% Deposit: \$ 34,995.00Plus:Costs of purchasing: Qld \$ 1,060.00Est. Bank fees: \$ 1,695.00Est. Solicitor fees: \$ 2,031.00Mortgage Ins. (LMI) Transfer Duty: \$ 0.00 - When you qualify for the Federal Governments no LMI schemeTotal contribution: \$39.781.00Less:95% Bank Loan: \$664,905.00QLD 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 RiseLot: 1Size: 450sqmPrice: \$360,000Stage: 1SchoolsBethany Lutheran Primary School – 0.9kmRaceview SS – 1.3kmBethany Lutheran Kindergarten – 1.4kmIpswich Girls Grammar School – 4.2kmlpswich Grammar School – 6.5kmSt Mary College – 6.8kmSt Edmund College – 6.8kmlpswich SHS – 9kmUniversity and TafeUniversity of Southern Queensland Ipswich Campus - 4.8kmBundamba Tafe - 7.2kmRetailBooval Fair Shopping Centre - 4kmRiverlink Shopping Centre - 8kmCinemasLimelight Cinemas - 8kmActivitiesDavid W Coultas Park -1.7kmWorley Park – 2.4kmBremervale Park – 2.5km on your doorstep.Brother Ted Magee Fields – 2.4kmBriggs Rd Sporting Complex – 3.5kmlpswich Indoor Sports Centre, – 5kmBrothers League Club – 1kmRaceview Hotel – 1.2kmHospitalsSt Andrews Private Hospital – 5kmIpswich Hospital – 5kmTrainBooval Train Station – 4.9kmIpswich Station – 6.2kmAccessArterial roads, bus routes and rail transport connect Raceview Rise with the Ipswich CBD, as well asthe Brisbane, Toowoomba, the Logan Motorway to the Gold and Sunshine Coasts.THE HOME:Catapult Homes: The New StandardThis 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 + InverterPeace of Mind Inclusions:- Covenant approved- Site costs included- Driveway- 12 - month maintenance warranty- 6 - year structural warrantyThe Standard Edition inclusions are:-Wide front door (920mm)- Ceramic tiles (450mm)- Downlights & ceiling fans- Roller block out blindsLuxury Kitchen:-20mm LITHOSTONE benchtops- 600mm cooktop oven & under mount rangehood- Premium Dishwasher-Double-mounted stainless steel sink- Designer tile splashbackElegant Bathrooms:- Custom cabinetry- Frameless mirrors-Free-standing bathtub- Top-mounted basinsOutdoor Living:- Tiled alfresco and exposed aggregate porch- Secure remote garageExclusions, 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