

Lot 1175 Balun Way, Redland Bay, Qld 4165

BRIGHTON *let life in.*

House For Sale

Monday, 8 July 2024

Lot 1175 Balun Way, Redland Bay, Qld 4165

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House

BRIGHTON
HOMES
let life in.

Tanya Witham
0498765231

From \$820,000

There's so much to love about Brighton Homes Miracle design. Large, airy and light, its clever detail and thoughtful layout work together so easily it's almost miraculous! You'll savour the privacy you'll find in the Miracle. The sumptuous master suite, with its spacious ensuite and walk-in robe, is located at the front of the home, well away from the remaining three bedrooms at the rear. With easy access to a large family bathroom, these rooms form a separate kids' accommodation zone that make this home invitingly liveable for families at all stages. The heart of the home is the sunny, light-filled family living space opening out to the large alfresco at the rear. It's breezy and bright, with a gourmet kitchen featuring a wide island bench presiding over the generous living and dining area. As functional as it is beautiful, this area is perfect for relaxing together with the family over dinner, the busy breakfast bustle and quiet evenings on the lounge. Located just 43km southeast of Brisbane CBD and 59km north of Gold Coast, shoreline is perfectly positioned in the scenic Redland Bay Area. And it's the perfect place to take advantage of relaxed Bayside living, whilst making the most of the natural surrounds and bushland settings. Discover Why It's Better with Brighton: **ALREADY YOURS STUDIO INCLUSIONS**. Better begins here \$20,000 Cashback · 13mths base house price · Fully ducted reverse cycle air conditioning with 4 zones · Quality floor coverings throughout · House frame made from Truecore Steel · 6.6kw solar system with 10-year manufacturer's warranty · Colorbond roof · 1200mm wide entry door with Trilock 3-in-1 entrance set · 20mm Caesarstone Benchtops to kitchen & bathrooms · 900mm Stainless Steel Freestanding Cooker with Canopy Rangehood · Semi-frameless shower screens · Modern chrome tapware and basins · Automatic sectional overhead garage door with remotes · Certainty pricing on site costs · Driveway allowance · Alfresco and front porch concrete tiles allowance · Butler's Pantry allowance [?](#) **WHY IT'S BETTER WITH BRIGHTON** · HIA Professional Major Builder for 2022 · 60 Year Structural Guarantee – Built to last and last and last · 24 Month Warranty – Double the industry's 12 month standard. · 8 Quality Inspections – Independent inspections to ensure highest quality · 30+ Years Experience – Part of the NEX Group, with three decades of history. Enquire now or visit Tanya at our Shoreline Display Centre today – open 10am to 5pm daily. **Let Life In!** This home has not been built • Images shown are a guide only and may depict fixtures, finishes and features not supplied by Brighton Homes such as decking, fencing, landscaping, wallpaper, light fittings & furniture • Images may also depict colour upgrades such as lighting, feature bricks, cladding type, kitchen & bathrooms upgrades & more which will incur additional charges • "Studio Cashback by up to \$25,000" runs from 16th May 2024 & is for a limited time only or until withdrawn at the discretion of Brighton Homes. Cashback based on a reduction off the house base price & will be reflected in the contract value. Amount varies by house design, if the cashback isn't taken, no further credits/discounts apply, not redeemable for cash & non-transferable • Individual legal contracts apply for both the home & the land • Price does not include legal fees relating to the building &/or land contract, stamp duty & registration fees including transfer, change of ownership or any other relevant charges to the acquisition of land • Refer to the Brighton Standard Inclusions brochure for inclusion details • Brighton reserves the right to change prices without notice • For more details on this package speak to a Building & Design Consultant • NEX Building Group Pty Ltd trading as Brighton Homes. All rights reserved. ABN 59 089 524 050. QBCC: 1250787.