

Lot 135B New Road, Yarrabilba, Qld 4207

BRIGHTON *let life in.*

House For Sale

Friday, 5 July 2024

Lot 135B New Road, Yarrabilba, Qld 4207

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 313 m2

Type: House



Tina Bajwa

0498765231

From \$595,900

Surrounded by Plunkett Conservation Park and on the doorstep of Mt Tamborine, you're perfectly positioned between Brisbane's CBD and the Gold Coast. A bustling community with local jobs, four schools, two early learning centres, sporting teams, 120 km of walking/cycling tracks – it's a thriving town with everything you need. It's a place where life is happening, and it's all yours to discover and be part of. You'll be impressed by just how much punch this stunning design packs on a 12.5-metre lot. With two separate living areas, a large outdoor living space and three generous sized bedrooms, this home has the vibes! It all happens at the rear of this light-filled, sun-dappled home, where expansive doors from the airy, open-plan kitchen/dining/living space open to the wide outdoor living. This inviting space becomes another space for meals and hanging out on those hot summer nights, while the entertainment room to the right opens the entire back space to the vibe. And in the months when the chill sets in, the entertainment room is an inviting, comfy haven for lounging together with buckets of popcorn in front of a family movie. Brighton Homes Blaze design. Discover Why It's Better with Brighton: **ALREADY YOURS STUDIO INCLUSIONS** • Better begins here \$20,000 Cashback • 13mths Base house price hold • Fully ducted reverse cycle air conditioning with 4 zones • 2590mm ceilings & 2340mm internal doors • House frame made from Truecore Steel • 6.6kw solar system with 10-year manufacturer's warranty • Colorbond roof • Quality floor coverings throughout • 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 • Tiled shower recess • Water tap to fridge • Automatic sectional overhead garage door with remotes • Certainty pricing on site costs • Alfresco & front porch concrete and tiles allowance • Additional electrical 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 Tina at our Yarrabilba 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.