

Lot 231 Arc Boulevard, Victoria Point, Qld 4165

BRIGHTON *let life in.*

House For Sale

Monday, 8 July 2024

Lot 231 Arc Boulevard, Victoria Point, Qld 4165

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 607 m2

Type: House

BRIGHTON
HOMES
let life in.

Tanya Witham
0498765231

From \$1,165,000

Open up the doors of Elwood By Brighton Fern 32 and let the fresh and pure air flow through your home. As you're welcomed into the Fern 32 you'll be greeted by an entry foyer which can be adapted to suit your lifestyle... Study, sitting room? The choice is all yours. In a generous display of Queensland living, you'll love the kitchen, dining and living area with bonus media room and stunning alfresco. Enjoy the flow of the downstairs living area and embrace perfect indoor outdoor living with an alfresco that opens from the main living and media room. Just 7 minutes from the waterfront and only a 3-minute drive from Victoria Point and Lakeside shopping centres, a peaceful and serene atmosphere with tree-lined streets and refreshing bay breezes. With easy connections to schools, restaurants, cinemas, transport hubs, the golf course, medical services, Thompson Beach Esplanade and the Victoria Point Jetty and boat ramp. All just minutes from home. Discover Why It's Better with Brighton: **ALREADY YOURS ELWOOD INCLUSIONS** - Better begins here \$30,000 Cashback - 13mth base house price hold - Fully ducted reverse cycle air conditioning with 4 zones - Quality floor coverings throughout with your choice of tiles or timber look vinyl flooring to main living areas and carpet to bedrooms and entertainment - House frame made from Truecore Steel - 6.6kw solar system with 10-year manufacturer's warranty - Colorbond roof - 1200mm wide painted entry door with Trilock 3-in-1 entrance set - High 2590mm ceilings (ground floor in doubles) - 20mm Caesarstone Benchtops to kitchen & bathrooms with 40mm to kitchen island bench - 90cm Upright Stainless Steel Cooker with 90cm Canopy Rangehood - Semi-frameless shower screens & freestanding back to wall bath - Modern chrome tapware and basins - Automatic sectional overhead garage door with remotes - Site costs allowance - 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 • "Elwood Cashback by up to \$30,000" 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.