

Lot 238 Hazel Circuit, Victoria Point, Qld 4165

House For Sale

Wednesday, 3 July 2024



Lot 238 Hazel Circuit, Victoria Point, Qld 4165

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Sam Tarlinton
0734695025

\$875,716

House & Land Package by Stroud Homes Brisbane East

SITE COSTS M Class Slab Site Works to 500mm Allowance for Landscaping and Fencing

FULLY LOADED INCLUSIONS With over 90 FULLY LOADED inclusions, your home will come packed with everything you need to move in! Here are some of our highlight inclusions:- 900mm stainless steel freestanding cooker- Choice of built in 700mm rangehood OR 900mm stainless steel rangehood, entirely ducted to eave- Stainless steel dishwasher- Soft close to cutlery drawer- Piering included ("P" sites excluded)- Independent handover inspection- Frameless mirrors standard- Front entry door, as per brochure- Flyscreens to all windows- Barrier screens to all sliding doors- Tiles to porch area- Clothesline- TV antenna- Downlights to living areas, bedrooms and bathrooms- Bulkheads above overhead cupboards

ADDITIONAL INCLUSIONS Skillion façade upgrade Allowance for 7 star energy requirements Ducted Airconditioning to suit your design

ABOUT PADDINGTON 197 The Paddington 197 is a narrow and compact design, the pocket rocket of our range! The feature packed design has all the components of a great home, with an efficient galley kitchen forming a perfect chef's triangle. A large open plan living area provides a great family living environment. The spacious master bedroom, ensuite and walk in robe make for relaxed comfortable living. The Paddington 197 is also available with a single garage option.

ABOUT ARC ON THE POINT Discover a meticulously planned community nestled in the centre of Bayside life, offering: Expansive homesites nestled within a modern, treelined streetscape, offering a sense of space and serenity. Enjoy the luxury of 4 hectares (nearly 10 acres) of open space, parkland neighbourhood playgrounds, picnic grounds and conservation areas. Embrace the seamless connectivity to the bay, islands and everything the bayside has to offer. Benefit from the convenience of being just a quick 3 minute trip away from Victoria Point Shopping Centre, Health Precinct, Schools and Employment Hub.

ABOUT SAM TARLINTON, Sales Consultant, Stroud Homes Brisbane East Sam is a highly motivated Salesman with extensive knowledge in the building industry, he is happy to assist you with any enquiry you have.

ABOUT STROUD HOMES With more than 20 years of design and building experience, Stroud Homes has a proven track record of success and a strong reputation for exceptional service and superior quality. The man behind the locally owned brand is James Stroud. Stroud Homes has a great reputation as an award-winning builder. We can provide simple and cost-effective advice, from our designs or yours. How do we do it? 1. Unbeatable buying power via excellent supplier relationships 2. Commitment to continuous improvement to customer service and quality 3. Pre-pricing new homes on vacant land

Stroud Homes care about our customers and we do what we say we're going to do. We take the time to listen and work alongside our customers every step of the way, so the end result feels just right, like home.

CONSUMER PLEASE NOTE Consumer please note: Stroud Homes is not a real estate agent, cannot sell land and will refer you to a licensed agent to complete any land purchase. Stroud Homes has used the price (as advertised by local real estate agents) for the block of land referred to in this package. Using this advertised price allows us to helpfully provide you with a price that is more realistic because we've tailor fit the home to the land - considering site works, water and sewer pipe and electrical lead - in lengths and other site specific items. Images and photographs are an example only and may have representations of fixtures and upgraded items not included in the package price or Fully Loaded Inclusions of Stroud Homes. See Stroud Homes website for House & Land Package Terms & Conditions