

# Lot 40 New Road, Rochedale, Qld 4123

## House For Sale

Thursday, 25 April 2024

Lot 40 New Road, Rochedale, Qld 4123

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 504 m2

Type: House



Daniel Lister  
0419702055

**\$1,796,057**

New Fixed Price HOUSE & LAND Package in award winning Monarch Rochedale, Rochedale. The most exclusive spot in Queensland's South Brisbane QLD region... Don't miss out! When you build a new home and land package with Orbit Homes – you can guarantee you are in good hands, with over 40 years industry experience. Our fixed price home and land packages include all the housing essentials, so there are no hidden extras, because we build every home as we would build it for our family. Fixed price home and land package inclusions: Fixed site costs including rock removal Steel Frame & Colorbond Roof with Sarking Caesarstone to Kitchen, Bathroom & Laundry 2590mm High Ceilings 900mm European ILVE Kitchen Appliances 600 x 600 Porcelain Tiles to Common Areas Carpet to Beds & MPR Ducted Air Conditioning LED Downlights to the entire home Slab to Alfresco Fans to all Bedrooms & Alfresco Area 5.2KW single phase Solar No Retaining included (if required) Designed with the modern Australian family in mind, the Bolton 398 offers the perfect blend of space, privacy and luxury. With a stunning entry set to captivate you from the moment you walk in, the front guest suite offers a sense of comfort and seclusion with a generously-sized walk-in-robe and bathroom. Upstairs, the parent's retreat features an ensuite with a double vanity, double shower as well as an expansive walk-in-robe that adds another spectacular feature to the home. Three spacious bedrooms down the hall provides each child with their own private sanctuary that is centered around a shared bathroom, walk-in linen and conveniently located PDR. Complete with a large open-plan kitchen, living and dining area on the ground level, the Bolton 398 embodies stylish living fit with smart design. A truly connected address Monarch Rochedale puts you in easy reach of life's daily essentials, with a diverse local community offering local shopping, parks and schools on your doorstep. Further afield, major road networks and public transport give you plenty of options for easy access to get to your destination more efficiently. For more information about this home and land package click "email agent" link above. Orbit Homes Australia Pty Ltd • CDB-U 50505 • Orbit Homes Queensland Pty Ltd QBSA LIC 716019 • Facade illustrations are used as a guide only, excludes some feature material. Internal photographs are for visual purposes only. Upgraded fixtures, fittings and design items may be shown, these can be selected at additional costs, please refer to a sales consultant for further information. Price excludes timber floors, dishwasher, decks, pergolas and BBQs. Customer connection fees to power and telephone not included. Prices subject to change without notice. Progress payments on construction. Refer to display extras list for optional extras. Not to be used with any other offer. Package pricing excludes stamp duty and costs. Fixed slab and site costs excludes Re-establishment Survey, Retaining Walls, Screw Piles, Build over Easement applications, Sewer Tie Cutback (if required), N3 or N4 Wind Rating, Tree Removal, Footpath and Crossover repairs, Traffic Management. Excludes excavation and removal of any rock, deep sewer connections and re-pegging to block, if required. House and land package total price may include developer incentives & rebates and any builder referral fees at the time of issue. Developer incentives & rebates and any builder referral fees may be withdrawn at any time to the discretion of the land developer. Landscaping, Fencing, BAL & Acoustic requirements are included as Allowance Only in all packages. Please refer to a Sales Consultant for further information on these items.