

# Lot 5001 Ellendale Estate, Upper Kedron, Qld 4055



## House For Sale

Wednesday, 3 July 2024

Lot 5001 Ellendale Estate, Upper Kedron, Qld 4055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 752 m2**

**Type: House**



Sam Tarlinton  
0734695025

**\$1,375,795**

House & Land Package by Stroud Homes Brisbane East

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

**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** Ducted Air Conditioning to suit your design Coastal Façade Upgrade Allowance for 7 Star energy requirements

**ABOUT CLARE SLOPED BLOCK 256** The Clare 256 is an exceptional two storey home featuring a double garage, four bedrooms and a large master bedroom with a spacious ensuite and walk in robe. The extensive alfresco to the back of the home is the perfect additional outdoor space for relaxing, spending time with the family and entertaining friends. The large kitchen features a generous butler's pantry and overlooks the open plan dining and living room. This home design works well on a sloping block and provides ample storage and space, with all the necessities of a modern family home. View the floor plan and different facade options below, and get in touch with your local Stroud home builder to discuss how we can help build your dream home.

**ABOUT ELLENDALE** The surrounding locale of Upper Kedron provides the perfect setting for an unrivaled lifestyle. Close to the city, but without the hustle and bustle, Ellendale offers access to a richly diverse range of local amenities, an enviable list of natural pursuits, and so much more. No matter what stage of life you're in, Ellendale provides the ideal setting to start an exciting new chapter of your story.

**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