

# Lot 527 Barunga Street, Yarrabilba Estate, Yarrabilba, Qld 4207

## House For Sale

Thursday, 11 July 2024

Lot 527 Barunga Street, Yarrabilba Estate, Yarrabilba, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Catapult Homes  
0415646679



Tim Fowler  
1800228278

**\$624,900**

House and Land for \$624,900 in Yarrabilba Estate – Yarrabilba HOW? Save over \$18k on Mortgage Insurance (LMI), when you qualify for the Federal Governments no LMI scheme Receive the Queensland Governments double FHOG of \$30k before 30/06/25 Thats a saving of \$48,000 hard earned dollars you dont need to come up with! Instant equity of \$20k+ based on the current median house price for a 4-bedroom house, it sits at \$645,000 currently for 2024 in Yarrabilba, giving you a welcomed leg up. Yarrabilba has a current annual growth rate of 10%\*. \*Based on Pricerunner data as at 10/07/2024. Take advantage of the incentives on offer, stop renting and get into your own brand-new home sooner. Estimated funds to complete the purchase, could look like this: Land: \$276,000 House: \$348,900 Package Price: \$624,900 Your contribution: 5% Deposit: \$31,245.00 Plus: Costs of purchasing: Qld Transfer Duty: \$245.00 Est. Bank fees: \$1,695.00 Est. Solicitor fees: \$2,031.00 Mortgage Ins. (LMI) \$0.00 - When you qualify for the Federal Governments no LMI scheme Total contribution: \$34,971.00 Less: 95% Bank Loan: \$593,655.00 QLD FHOG \$30,000.00 – First Homebuyers only, released at land settlement to act like additional savings Cash savings needed: \$4,971.00 - Buy now, Build later THE LAND: Explore the vibrant community of Yarrabilba, Queensland, where Lendlease has masterfully crafted a thriving residential haven. Nestled amidst picturesque landscapes, Yarrabilba offers an exceptional lifestyle with modern homes, expansive parks, and convenient amenities. Embrace the charm of a close-knit neighbourhood complemented by retail hubs, schools, and recreational facilities designed to enrich daily life. Whether you're looking to build a family, start a new, or invest in a dynamic community, Yarrabilba presents an unparalleled opportunity to live, work, and play in a setting that feels like home. Land Estate: Yarrabilba Lot: 527 Size: 448sqm Price: \$276,000 Stage: 46 THE HOME: Catapult Homes: The New Standard This home has been designed for a young family or investor who wants to enter the market at an affordable price with the advantage of low maintenance responsibilities. 4 Bedrooms | 2 Bathrooms | 2 Living Areas | 2 Car Garage - Design: 12E - Facade: Standard (4 options to choose from) Experience superior inclusions typically considered upgrades: - Ducted Air Con - Raised ceilings (2550mm) - Solar + Inverter Peace of Mind Inclusions: - Covenant approved - Site costs included - Driveway - 12 - month maintenance warranty - 6 - year structural warranty The Standard Edition inclusions are: - Wide front door (920mm) - Ceramic tiles (450mm) - Downlights & ceiling fans - Roller block out blinds Luxury Kitchen: - 20mm LITHOSTONE benchtops - 600mm cooktop oven & under mount rangehood - Premium Dishwasher - Double-mounted stainless steel sink - Designer tile splashback Elegant Bathrooms: - Custom cabinetry - Frameless mirrors - Free-standing bathtub - Top-mounted basins Outdoor Living: - Tiled alfresco and exposed aggregate porch - Secure remote garage Exclusions, Terms & Conditions: - Release Date: Offer is valid on lot 527 Yarrabilba until sold. - The New Standard refers to our finishes, fixtures, and fittings schedule, which provides a move-in-ready, turn-key home. - Landscaping, fencing, external screens, and letterbox/clothesline are NOT included in the advertised price. - Slab and Site works are included in the H1 soil type; however, rock excavation or additional earthworks are not included in the price. - The offer is strictly available for the Catapult Homes Ready Build home design; no structural changes or floor plan design changes are permitted for this offer. - Upgrades are available to the schedule of finishes upon confirmation of formal finance approval. Catapult Homes trading as Catapult Building Pty Ltd QBCC License 15009719