

# Lot 582 Expedition Road, Yarrabilba, Qld 4207

BRIGHTON *let life in.*

## House For Sale

Thursday, 4 July 2024

Lot 582 Expedition Road, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 815 m<sup>2</sup>

Type: House



Tina Bajwa

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**From \$793,900**

Elwood By Brighton Leif 23 design will surprise you with every corner you turn. Be ready to welcome clever and considered design when you choose this refreshingly playful home design. This home caters to all balancing space and design perfectly. If the his and hers walk in wardrobe wasn't enough to wow you in the front master of the Leif 23, allow the large ensuite to do so. Featuring a double vanity, separate toilet, and large shower, you'll love that you can call this sanctuary all yours. Make your way past the first secondary bedroom through to the heart of the home to the open plan living, dining, and kitchen. The space you'll share your stories from the day over a homecooked meal and where you'll gather every night to catch up on The Block. As you make your way through the rest of the home, you'll be pleasantly surprised to find an additional two bedrooms, bathroom, laundry, and a media room. It really does feel good to be home in the Leif 23. Surrounded by Plunkett Conservation Park and on the doorstep of Mt Tamborine, you're perfectly positioned between Brisbane's CBD and the Gold Coast. A bustling community with local jobs, four schools, two early learning centres, sporting teams, 120 km of walking/cycling tracks – it's a thriving town with everything you need. It's a place where life is happening, and it's all yours to discover and be part of.

**Discover Why It's Better with Brighton: ALREADY YOURS ELWOOD INCLUSIONS**

- Better begins here \$25,000 Cashback
- 13mths base house price hold
- Fully ducted reverse cycle air conditioning with 4 zones
- High 2590mm ceilings and high internal doors
- 6.6kw solar system with 10-year manufacturer's warranty
- Quality floor coverings throughout
- House frame made from Truecore Steel
- Colorbond roof
- 1200mm wide painted entry door with Trilock 3-in-1 entrance set
- 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
- Alfresco & front porch concrete & tiles allowance
- Additional electrical 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 Tina at our Yarrabilba 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
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