

Lot 582B Expedition Road, Yarrabilba, Qld 4207

BRIGHTON *let life in.*

House For Sale

Thursday, 4 July 2024

Lot 582B Expedition Road, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 815 m²

Type: House



Tina Bajwa

0498765231

From \$805,900

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. You'll feel the calm of this beautiful design from the minute you step through the front door and leave the cares of the world behind you. Full of the little features that make a house a home. Brighton Homes Tranquility design offers pockets of oasis throughout, with plenty of family space to be together – and just as much for privacy and retreat. The large family/living, kitchen and dining is the heart of this sun-soaked home and flows through to the breezy Outdoor Living area. Need more social space? The activities and entertainment rooms give you plenty of multi-purpose options for how your family wants to live. Home Theatre? Quiet library? Toy room? It's up to you – the Tranquility is your home! The master suite is cleverly separated from the rest of the accommodation and offers a sumptuous resort-style experience with its dual-vanity ensuite and his-and-hers galley walk-in robe. And, with so many windows and doors bringing the outside in, you'll revel in the airy, open feel and the way the seamless flow lets the breezes drift in and make every day feel like a holiday! Discover Why It's Better with Brighton: **ALREADY YOURS STUDIO INCLUSIONS** • Better begins here \$20,000 Cashback • 13mth base house price hold • Fully ducted reverse cycle air conditioning with 4 zones • 6.6kw solar system with 10-year manufacturer's warranty • High 2590mm ceilings and high internal doors • Quality floor coverings throughout • House frame made from Truecore Steel • Colorbond roof • 1200mm wide entry door with Trilock 3-in-1 entrance set • 20mm Caesarstone Benchtops to kitchen & bathrooms • 900mm Stainless Steel Freestanding Cooker with Canopy Rangehood • Semi-frameless shower screens • Modern chrome tapware and basins • Automatic sectional overhead garage door with remotes • Certainty pricing on site costs • Alfresco and front porch concrete and 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 • "Studio Cashback by up to \$25,000" 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 • For more details on this package speak to a Building & Design Consultant • NEX Building Group Pty Ltd trading as Brighton Homes. All rights reserved. ABN 59 089 524 050. QBCC: 1250787.