

# Lot 70A Darrau Avenue, Yarrabilba, Qld 4207

## House For Sale

Thursday, 11 July 2024

Lot 70A Darrau Avenue, Yarrabilba, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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**\$678,500**

New Fixed Price HOUSE & LAND Package in award winning Yarrabilba Estate, Yarrabilba. 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 SMEG 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 Solar PV system Landscaping Allowance (Front Yard) No Retaining included (if required) Spacious, contemporary and boasting a natural flow between spaces, the Malvern 23B design is perfect for families who enjoy the tranquility and comforts of a relaxed Australian lifestyle. Boasting generous proportions, Malvern 208 is a functional single storey design that strikes a perfect balance between large open plan living zones and quiet sanctuaries to rest, work and play for ultimate family livability. The master suite positioned at the front provides parents with a large and light-filled sanctuary, complete with ensuite and walk in robe. Three additional bedrooms, each with built in robes are zoned along the right side in a separate sleep wing. This clever layout features a large and versatile open plan meals, kitchen and entertainment zone allowing plenty of room to be customised for your family's needs. This light and breezy open plan area seamlessly connects to the outdoor alfresco via sliding doors that flood the space with natural light. Life at Yarrabilba is progressing in leaps and bounds. Get ready to step into a positive, healthy future with land packages in swift demand. At Yarrabilba, your future's right in front of you. A new generation master planned community ready for you to start enjoying today with shops, schools, parks, community facilities and so much more to come. Surrounded by Plunkett Conservation Park and on the doorstep of Mt Tamborine, Yarrabilba is perfectly positioned between Brisbane's CBD and the Gold Coast. Take life in your stride. Create the future you want at Yarrabilba. 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.