

Lot 70B Darrau Avenue, Yarrabilba, Qld 4207

House For Sale

Thursday, 11 July 2024

Lot 70B Darrau Avenue, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



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\$668,000

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) This modern, spacious home design seamlessly accommodates all of the essentials of the relaxed Australian family lifestyle by perfectly balancing bright, airy open living areas with quiet retreats. Malvern 180 is a well-planned single storey design that strikes a perfect balance between private and communal areas. All four Bedrooms, including the spacious master suite are located to the right side of the home creating quiet areas of retreat and privacy for every family member. To the left, the home's central living hub is made complete with a large living/entertainment area, meals space and an open plan kitchen with a large island bench that is both social and functional - ideal for informal meals, or a cup of coffee as you browse the daily news. The seamless connection between this indoor living hub is made effortless with sliding doors that lead out onto the alfresco space, an ideal spot to enjoy family meals together or soak up the pleasures of a sunlit Melbourne afternoon. 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.