

# Lot 8 Parkview Manor, Bridgeman Downs, Qld 4035



## House For Sale

Wednesday, 10 July 2024

Lot 8 Parkview Manor, Bridgeman Downs, Qld 4035

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 425 m2

**Type:** House



Hayley Lee

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**\$1,361,000**

Embrace a lifestyle of convenience, natural beauty, and community at Parkview Manor Bridgeman Downs. Your dream home awaits! The Key features included in this FULL TURNKEY proposed package are as follows;

**INTERNAL**

- 2700mm ceilings to the ground floor with raised joinery.
- 2550mm ceilings to the top floor with raised joinery.
- American Oak stairs with closed risers.
- 'DAIKIN' Full Ducted A/C.
- Full Open Plan Kitchen / Dining / Living which flows onto a large rear Alfresco.
- 5 bedrooms / 3 bathrooms / Rumpus Room.
- LED downlights throughout as well as OJ Pippin's 2024 Electrical bundle.
- Blackout roller blinds provided to all windows and doors.
- Carpet to all bedrooms and rumpus.
- Option for timber look laminate or 600mm x 600mm tile selection to all other areas.
- Ceiling fans fitted to each bedroom, living area, rumpus and alfresco.
- MyPlace Standalone Smart Home Hub with 8" Android touch screen tablet.

**KITCHEN**

- 900mm wide island bench with 40mm stone to kitchen island bench.
- 750mm overhead cupboards with plaster-lined bulkhead above.
- 16mm Shadowline to under bench cabinets.
- Soft close cabinet doors and draws.
- Double under-mount sink.
- Walk-in Pantry with stone benchtops.
- 900mm Westinghouse appliances, including a dishwasher, induction cooktop (includes 3-phase electrical) and integrated Rangehood.

**BATHROOM**

- Stone benchtops.
- Custom-made wall-hung vanities with a large range of basins (inset or top-mounted).
- Rain Head Shower Combo.
- Soft close to draws and doors.
- Semi-frameless shower screen.
- Full-width shower niche.
- 600x600mm tiles.
- 900mm mirror and a large range of fixtures.

**EXTERNAL**

- Upgraded facade to 'Modern Farnhouse'.
- Upgrade to Silver carpet with 10mm underlay.
- 1020mm wide stain grade front door.
- Solar System - 8 x 3kw Rinnai.
- Colorbond sectional panel-lift garage door with remote control units.
- Exposed aggregate driveway and path to entry.
- 1800mm timber panel fence with gates.
- Tiled alfresco (Large selection of tiles 600 x 600mm)

Call Hayley Lee on 0433 73 1012 to start designing your new dream home!

Please note:

- This house is not yet built. This design is only proposed and can be tailored to suit your style, needs and budget.
- Photos are from previous OJ Pippin builds and are used for indicative purposes.