

Lot1188 Tambourine Street, Shoreline Estate, Redland Bay, Qld 4165

House For Sale

Wednesday, 3 July 2024

Lot1188 Tambourine Street, Shoreline Estate, Redland Bay, Qld 4165

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 420 m2

Type: House



Sam Tarlinton

\$1,123,289

House & Land Package by Stroud Homes Brisbane East

SITE COSTS Allowance to upgrade to a H1 Slab Allowance for Fencing and Landscaping Site Works to 500mm

FULLY LOADED INCLUSIONS With over 90 FULLY LOADED inclusions, your home will come packed with everything you need to move in! Here are some of our highlight inclusions;- 900mm stainless steel freestanding cooker- Choice of built in 700mm rangehood OR 900mm stainless steel rangehood, entirely ducted to eave- Stainless steel dishwasher- Soft close to cutlery drawer- Piercing included ("P" sites excluded)- Independent handover inspection- Frameless mirrors standard- Front entry door, as per brochure- Flyscreens to all windows- Barrier screens to all sliding doors- Tiles to porch area- Clothesline- TV antenna- Downlights to living areas, bedrooms and bathrooms- Bulkheads above overhead cupboards

ADDITIONAL INCLUSIONS Coastal façade upgrade Ducted Air Conditioning to suit your home Provide Bonus Fridge Cold Point Tap to the fridge space Provide Bonus soft close to all kitchen, bathroom, and laundry cabinets (Melamine Cabinets only) Provide Bonus Handle-Free Push to Open Overhead Cupboards Provide Free Upgrade to Smart Floor Wastes Provide NBN pre-wire, power & data points to garage, conduit to street (10m) , wire to all internal phone points Provide Free Wiring for 1 Owner Supplied Ceiling Fan (To Alfresco) (Excluding Granny Flats /Duplex Designs include 2) Provide Free Wiring for 3 Owner Supplied Pendant lights (Excluding Granny Flats, Duplex Designs receive 2 per unit) Provide Bonus Square Set Cornice to all Bathrooms and Powder Rooms Provide 2 Globe Heat/Light to Bathrooms In Lieu of standard Downlight and Exhaust Fan

Promotion ABOUT KIRRA 303 Contemporary two-storey living As you open the wide entry door of this stunning two storey home you're invited through a wide formal foyer with feature tiled floor and coffered ceiling. Like its beach namesake it features an open, relaxing space for friends and family to enjoy and be themselves. A cosy media room with bathroom adjacent can double as a handy fifth bedroom if needed. The Kirra 303 features an entertainer's kitchen and expansive butler's pantry with adjoining laundry something that is really appreciated by the working parent. There's great flow through to the garage, so bringing in the shopping and packing away is a breeze. Living and entertaining areas The living areas are suitable for large bespoke furniture pieces that form the centrepiece of this contemporary home and give it the character it deserves. The nifty cavity sliding doors are a Stroud Homes signature touch and add to the free-flowing indoor/outdoor connection. The alfresco is ample size for a seated party of six and with the optional inclusion of a luxury appointed built-in BBQ you will be able to entertain in style.

Upstairs Moving upstairs you are greeted right away with a kids' chill-out room, with optional inbuilt cabinetry for the household library, sporting trophies and the entertainment system and TV. Coupled with an inbuilt study nook area which can seat two, this work and play zone is perfect for the littlies and teenagers alike. Large double sized bedrooms feature large high-set windows and built-in robes throughout. With correct siting, the windows help you enjoy cross-flow ventilation and allow good natural light and warmth to enter. Master Bedroom Mum and Dad are well taken care of also. This royal sized room has a host of palatial features:

ABOUT SHORELINE, REDLAND BAY Located just 43km southeast of Brisbane CBD and 59km north of the Gold Coast, Shoreline is perfectly positioned in the scenic Redland Bay area. And it's the perfect place to take advantage of relaxed bayside living, whilst making the most of the natural surrounds and bushland setting.

ABOUT SAM TARLINTON, Sales Consultant, Stroud Homes Brisbane East Sam is a highly motivated Salesman with extensive knowledge in the building industry, he is happy to assist you with any enquiry you have.

ABOUT STROUD HOMES With more than 20 years of design and building experience, Stroud Homes has a proven track record of success and a strong reputation for exceptional service and superior quality. The man behind the locally owned brand is James Stroud. Stroud Homes has a great reputation as an award-winning builder. We can provide simple and cost-effective advice, from our designs or yours. How do we do it? 1. Unbeatable buying power via excellent supplier relationships 2. Commitment to continuous improvement to customer service and quality 3. Pre-pricing new homes on vacant land

Stroud Homes care about our customers and we do what we say we're going to do. We take the time to listen and work alongside our customers every step of the way, so the end result feels just right, like home.

CONSUMER PLEASE NOTE Consumer please note: Stroud Homes is not a real estate agent, cannot sell land and will refer you to a licensed agent to complete any land purchase. Stroud Homes has used the price (as advertised by local real estate agents) for the block of land referred to in this package. Using this advertised price allows us to helpfully provide you with a price that is more realistic because we've tailor fit the home to the land - considering site works, water and sewer pipe and electrical lead - in lengths and other site specific items. Images and photographs are an example only and may have representations of fixtures and upgraded items not included in the package price or Fully Loaded Inclusions of Stroud Homes. See Stroud Homes website for House & Land Package Terms & Conditions