

# Lot 105 New Road, Yarrabilba, Qld 4207

## House For Sale

Thursday, 25 April 2024

Lot 105 New Road, Yarrabilba, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Brendan Lee

0488093381

**\$617,374**

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 European ILVE 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 5.2KW single phase Solar No Retaining included (if required) A part of Orbit's newly released range, the Hinchinbrook 209 embodies both timeless and practical design. At the heart of this home is a generously-sized kitchen, dining and family zone- encouraging family bonding time and maximising hosting capabilities with friends. Three spacious bedrooms are placed conveniently towards the rear of the home and are centered by a multi-purpose room that can be utilised as a home office to accommodate study and work setups. With a master suite additionally zoned away from the spare bedrooms, escaping the hustle and bustle of day-to-day life is made easy with this private oasis. 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.