

Lot 112 Ridgeline, Yarrabilba, Qld 4207

[Bella](#)

House For Sale

Wednesday, 12 June 2024

Lot 112 Ridgeline, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 373 m2

Type: House



Sheridan Morris

\$639,145* Inc FHOG!

Welcome to Bella. We are custom design builders with over 40 years of industry experience. Why choose Bella to build your dream home? HIA Award Winning Custom Builder Bella has always been a strong builder, building quality homes. We welcome changes to floorplans, or we can assist you in creating our own design at no extra cost. We have floor plans to suit all budgets, on any block of land. HIA Fixed Price, Turnkey build contract 50 years structural engineering warranty. Build confidently with a debt free, Australian owned builder. Check out our QBCC history, sure to impress!

THE PACKAGE Home & Land Package = \$679,145* Reduced with \$10K Gift Voucher = \$669,145* First Home Buyers = \$639,145*

THE LAND Lot 112 Ridgeline, Yarrabilba - 336m²* Expected to register July / August 2025* Land is subject to availability. Welcome home to Ridgeline, an inviting residential enclave ideally located close to Yarrabilba's future Town Centre, and offering a living environment surrounded by green open space with stunning Scenic Rim views. Surrounded by a green belt, you can navigate the neighbourhood effortlessly with well-designed streets offering safe pedestrian and cyclist paths directly to the future Town Centre. Located in the heart of Yarrabilba, this desirable destination invites you to plant roots for your future. Choose from a diverse range of lot sizes, from 180m² to 800m², encompassing various housing options for all lifestyles and life stages. With community, convenience and connection at the forefront, Ridgeline creates a harmonious living experience, a truly special place to call home.

THE BUILD 221.16m² 4 Bed | 2 Bath | 2 Car* Customise this design to suit or we can create a complete custom design for you!

WHAT'S INCLUDED? This beautiful Bella home is complete with: 50 year Engineers Warranty, 25 year Frame Warranty, FREE upgrade to T2 (termite proof) Framing and Fixed Site Costs* Exposed Aggregate Driveway and Porch, \$4k Fencing Allowance, Letterbox and Clothesline. Colorbond hip roof with whirlybird and Auto Panel Lift Garage door & remote. Entertainer's Outdoor Area, including Roof-over, Concrete and Tiles to Patio. 2590 High Ceilings throughout home. Large 1200 Corinthian Timber front door. Roman Stone bench tops to the Kitchen and Island bench complete with tile backsplash, Pantry, Kitchen cabinets and overheads. Quality Omega appliances including Stainless Steel 900 gas/electric Cooker, Rangehood and Dishwasher. Smart Stone top to Vanities in Bathroom and Ensuite, Mirrors and beautiful Freestanding Bath. Your choice of quality Tiles or Laminate Flooring to main living areas and quality Carpet to Bedrooms and Media. Reverse Cycle Air Conditioning Package including 2 x Split System Air Conditioners. Generous Allocation of LED downlights package, Electrical Outlets, Telephone point, TV point, TV Antenna, NBN ready, Fans to all bedrooms. Flyscreens to Windows and Roller Blinds. Fully Insulated walls and ceilings and hardwired smoke alarms. Termite Protection system, external taps & external lights. Quality fixtures and fittings, plus many more outstanding features. Professional Colour Consultation appointment. FREE UPGRADE TO STONE BENCH TOP IN LAUNDRY OR 40MM STONE TO ISLAND BENCH. CALL SHERIDAN | 0415 813 992 for an obligation free discussion and estimation of this house and land package or similar package in your preferred area. See the quality of our display home and drop into our COVE Display Home located at 11 Prospect Cct, Yarrabilba, (Open Wednesday - Sunday 10am - 5pm)* Terms & Conditions Apply. This Home has not been constructed and is subject to Land Availability. House price subject to site specific, soils test, contours, final site investigation and head office approval. Façade upgrades will incur additional cost. Any Bushfire or Acoustic Protection will incur additional cost. Should any changes occur to the First Home Owners Grant this will affect pricing. Photos shown are for illustrative purposes. Promotion is valid for all new home building contracts and for a limited time only. Bella reserves the right to alter or withdraw products, prices and promotions if needed.