

Lot 15 Charlotte Court, Benobble, Qld 4275

House For Sale

Tuesday, 4 June 2024



Lot 15 Charlotte Court, Benobble, Qld 4275

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Joe Farr

0755007000

\$1,094,953 FIXED PRICE*

Farr Real Estate & Avondale Homes present the Miami 270 on Lot 15 in the upcoming "Benobble Heights" estate on the northern edge of Canungra in the beautiful Scenic Rim. INTERNAL INCLUSIONS: • 2590mm ceiling height • LED downlights throughout • 20mm Smartstone benchtops to kitchen, with 40mm top to island bench • Selection of Laminex cabinetry with gloss or matt finish • Cold water point to fridge space • 900mm Fisher and Paykel appliances • Soft close to all drawers to kitchen and butlers pantry (if applicable) • Choice between Raymor or Nero tapware and accessories (Chrome or Black) • 20mm Smartstone benchtops to bathroom vanities • 1200mm high tiling to all bathrooms, with chrome or black trim • Oliveri basins (above counter or semirecessed) • Freestanding bath • 600x600 floor tiles throughout from standard Builders range • Godfrey Hirst Carpet from standard Builders range to all bedrooms, study and media rooms • Taubmans three-coat paint system EXTERNAL INCLUSIONS: • Site costs • *Up to N3 wind rating • Face brickwork to façade • Colorbond roofing, including 60mm Anticon • 6 star energy efficiency • *Engineering up to H2 soil classification • Slimline garage door • 1200mm entry door • Two external lights to suit façade • External tiling to the porch and alfresco (450x450 tiles) • Clothesline INCLUDED COVENANT COMPLIANCE: • *Bushfire Rating up to BAL12.5 • *Site Excavation (provisional allowance up to \$3.8k) • HSTP System • 5000L aboveground Poly rainwater tank for fire fighting • 1x 22000L above ground Poly rainwater tank, with pump, leaf catcher, etc. WARRANTIES: • 12 month defect liability period • 25 year structural guarantee • Manufacturers standard warranties

apply~~~~~About Avondale Homes | QLD's Most Trusted Acreage Home Builders At Avondale Homes, we build homes for your love of your lifestyle. That means designing for affordable luxury homes that suit wide rural lots. Our commitment to only delivering the best quality, design and craftsmanship is seeing Avondale Homes becoming the trusted choice amongst acreage home builders with the most loved acreage home designs. We strive at every instance to deliver your dream acreage home on time, on budget and with an exceptional experience every time. Avondale Homes owners Darryl and Ingrid Meehan have been building homes for Australian families for over 40-years combined and this gives us access to an extensive range of talent and experienced suppliers, insight into what works best and how important for you it is to have access directly with the owners. We're driven by a desire to build the very best acreage homes and be the very best acreage home builders in Queensland. And it's why more Queensland families looking to build acreage homes are building with us. The trusted acreage home builder.~~~~~About Benobble Heights Offering land ranging from 1.6 acres to 247 acres, Benobble Heights is for people with big dreams and a love of the great outdoors. It's for adventure seekers and pleasure seekers, people looking for a private escape and those who want to be part of something big. It's for people who are looking forward to an exciting post-work lifestyle. It's for people looking for space to run horses. Benobble Heights is for you.~~~~~Avondale homes have a great selection of plans & custom build options to suit the remaining blocks at Benobble Heights. Call Joe Farr at Farr Real Estate for more details. Disclaimer: Whilst all care and attention have been taken to ensure that the information contained in the above advertisement is true and correct at the time of publication, Farr Real Estate gives no warranty or assurance and makes no representation as to the accuracy or reliability of the information contained. It is advised that any prospective purchaser make their own enquiries and/or inspection prior to the purchase