

**Lot 160 Mount Kulburn Drive, Eden Park, Jensen, Qld**



**4818**

**Acreage For Sale**

Sunday, 5 November 2023

Lot 160 Mount Kulburn Drive, Eden Park, Jensen, Qld 4818

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2005 m2**

**Type: Acreage**



Rosalyn Gordon

## **\$705,130 with FHOG and SMEG upgrade**

Eden Park blocks are selling quickly with not many blocks remaining in this estate. This block is in the last stage of this Estate - Stage 8. Eden Park is the perfect combination of both lifestyle and location, offering park residential living that's no more than 3 minutes away from shops, schools and other important amenities. Eden Park is located in the heart of the Northern Beaches, one of Townsville's most popular thriving suburbs. Park residential living means you'll have more room for all the things you've always wanted. Walking distance to the Eden Park playgrounds including picnic area, BBQ area, and basketball court. • Walking distance to St Anthony's Catholic College • 3 minutes to Deeragun Shopping precinct • 3 minutes to the medical centre • 5 minutes to Willows Shopping Centre, Cannon Park and Riverway Lagoons and Arts Centre via the Ring Road • 10 minutes to Bushland Beach and boat ramp • You're well connected to Lavarack Barracks, Townsville University Hospital and JCU, all within 20 minutes drive via the Ring Road

The Montgomery is a versatile 4 to 5 bedroom design - use the fifth room as a home office or 5th bedroom. Other features include a separate home media room, private master bedroom complete with a walk through robe, double vanity unit and a separate toilet in the large ensuite. Entertain in style with the central galley kitchen, large walk in pantry, and overlooks the open plan living, dining and large alfresco area. Three of the generous sized bedrooms are located in their own wing of the home complete with a bathroom and separate toilet, large rumpus area with storage and can be separated by cavity sliding doors. This home has everything and has been especially designed for large lot living and features a wide front and large front porch for the ultimate street appeal. To be built by HIA and Master Builders award winners Ellis Developments with your choice of colours and finishes. Offering the highest level of standard inclusions in the local market, Ellis Developments prides itself on an unwavering commitment to customer service while also delivering the most up-to-date finishings on a truly masterful design. Just some of our inclusions are: \* 2700 high ceilings \* Feature 3 step cornice in living/dining area \* Custom Cabinets with soft close doors and drawers \* Stone tops throughout \* Premium appliances \* Fully airconditioned with split systems \* LED Lights \* Security screens to all windows and doors \* Electrical including NBN pre-wire and premium Tapware \* Letterbox, exposed aggregate driveway and clothesline. \* Garden Bed to meet covenant \* FREE SMEG cookware upgrade and cookware voucher

As it's brand new, first time buyers can use the \$15,000 First Time Home Buyers Grant on this package which has been deducted off the price. Optional pool alfresco area and pool not included in pricing but can be added in.