

Lot 166 New Road (Calli Estate), Upper Coomera, Qld 

4209

House For Sale

Saturday, 15 June 2024

Lot 166 New Road (Calli Estate), Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Jade Carter  
0499367561

## \$902,180 House & Land Package

**PALMS 21 + 2ND LIVING** This home is a masterclass in how to stretch your space so your crew can stretch out in style. Clever features are tucked away in every direction, from the family-friendly IT nook, to the generous walk-in pantry and life-changing mud room.

**YOUR BUILD WILL INCLUDE:**

- Façade as per image
- Colorbond roof & sarking
- 2590mm ceiling height
- Porch & Alfresco, including slab
- Epoxy flooring finish to Garage
- Tiles throughout (plan specific, where applicable), including ceramic tiles in Porch & Alfresco area
- Quality carpet in all Bedrooms, Study & Media Room (plan specific, where applicable)
- 20mm stone Kitchen benchtops
- 900mm electric cooktop & undermount rangehood
- 2 x 600mm electric multifunction ovens in wall tower
- 600mm dishwasher
- LED downlights throughout
- Air-conditioning (plan specific, see below)
- Ceiling fans to Bedrooms, Living & Alfresco
- Window furnishings & flyscreens to all windows & sliding glass doors
- 6.6kw Solar Power System with inverter
- 90mm steel frame
- Site works & exposed aggregate driveway allowances
- Letterbox & clothesline

**AND MUCH MORE!** This Package includes the facade as per image, ducted reverse-cycle air-conditioning, allowances for Estate Design Guidelines (such as exposed aggregate concrete driveway), site works allowances and letterbox and clothesline.

**THE DESIGN:** The home has been modified from our standard Palms 21 floorplan to now include a 2nd Living Area/Media Room and alternate Walk-In Robe option to the Master Suite. Features of this home include I.T./Study Nook, Mud Room, double vanity & generous shower to Ensuite, "Hollywood" walk-through WIR to Master + more. Make sure to ask us about our loooong list of not-so-standard inclusions in this amazing House and Land Package.

**THE ESTATE:** Nestled in the serene foothills of Upper Coomera, the Calli community offers terraced homesites with a variety of sizes and outlooks. Envision waking up to breathtaking panoramic views of the surrounding valleys. Positioned conveniently between the hubs of the Gold Coast and Brisbane, this presents a rare opportunity to acquire premium land and construct your new family home in a location that blends nature with urban accessibility.

Discover why DRHomes has the home team advantage

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- 40+ years industry experience
- Award-winning Southeast Queensland builder
- We build quality homes with upfront pricing and inclusions
- 8 Step Quality Assurance Program
- Building Certification
- 6 1/2 years Builders Warranty
- 12-month warranty period for peace of mind
- Product manufacturer warranties

QBCCEnquire now via phone or email to your Home Coach, Jade Carter.

Please note: This is a proposed House and Land Package that is yet to be constructed. Other house designs, facades and lots may be available. House and Land will need to be purchased separately. Images shown are to be used as a guide only as some may include upgrades that will incur an additional charge. Conditions apply to all promotions. ©Copyright DRHomes Pty Ltd

QBC:1165013\*Package price is current as at 14.06.24 and is based on a land value of \$560,000.