

# Lot 18 Aura Place, Imbil, Qld 4570

## House For Sale

Wednesday, 12 June 2024

Lot 18 Aura Place, Imbil, Qld 4570

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1000 m2

Type: House

**\$678,000**

The Edgewater 22 boasts practical family living combined with our Lilydale Facade, perfectly positioned on Lot 18 Aura Place, Imbil QLD 4570 (Sunshine Estate) within the beautiful Gympie Region. This House and Land package is brought to you from the Sunshine Coast leading builder NuTrend Homes. Where we pride ourselves on building excellence and are incredibly passionate about building quality homes. We ensure that our clients enjoy a positive building experience while delivering a high-quality product with exceptional workmanship and attention to detail. \*YOUR LAND:- 1000m<sup>2</sup>- Highly Desired Estate – Sunshine Estate!- North/South Facing Lot- Highly sought after area- Ready to build on SOON! \*YOUR HOME:- 208| 22sq- 4 Bedrooms- Large walk in Pantry- Multiple Living Areas- Large outdoor Living- Plenty of Storage- 2.5 Bathrooms, 2 Car Garage - Built with open Plan Living, fantastic natural light and airflow in mind. \*YOUR INCLUSIONS:- Full Render to entire home- Colorbond Roof- Stone Benchtops Throughout - Remote Garage - Move in ready - Driveway, - Landscaping - Fencing - Allowance - Exposed Aggregate Driveway - Roller Blinds, LED Downlights, Ceiling fans, Clothes line, letterbox & TV antenna - Quality fixtures and fittings throughout \*YOUR GUARANTEE: - Price Freeze ( up to 6 months ) - Immediate start, NO DELAYS ( on titled blocks ) - Guaranteed build time ( Average 16 weeks currently ) for block with less than 1m fall. Please contact me anytime with your questions via phone, email or text. \*Note. While we aim to maintain accuracy there are many variables on house and land packages, Prices and Inclusions may change/vary and all final pricing is subject to but not limited to site investigation, survey, soil tests and office approval. We are flexible on inclusions and happy to alter/change to suit your requirements/budget/needs. Photos and floor plan are to be used as a guide only, inclusions, layout, sizes may vary and are used for marketing purposes only. Land purchase is through the developer/vendor/real estate agent directly. Building contract through NuTrend Homes. Please contact us for full information, terms and conditions. Property Code: 1446