

Lot 2, 89 Salmon Street, Tin Can Bay, Qld 4580

House For Sale

Wednesday, 10 April 2024

Lot 2, 89 Salmon Street, Tin Can Bay, Qld 4580

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 390 m2

Type: House



Anthony Chau
0430034255

\$605,000

Build Lexcen 19 Home Design boasts practical living combine with our Classic Facades, perfectly positioned on Lot 2, Salmon Street Tin Can Bay. This House and Land package is brought to you from the Sunshine Coast leading builder Nu Trend 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. Our build time is realistic, and our pricing is affordable! Queensland Government First Home Buyers Grant now at \$30,000 for eligible buyers. Queensland Government concessions for First Home Buyers make it easier to build your new home. Great news! Salmon St development in Tin Can Bay has obtained DA approval, making it the perfect opportunity for you to secure your ideal piece of land. It's the perfect spot to build your dream coastal or family home, create a holiday rental, or plan for your retirement bliss with Nu Trend Homes. 2 minute drive to Tin Can Bay P-10 State School 3 minute drive to Golf and Bowls at the Tin Can Bay Country Club 25 Minutes to Rainbow Beach 60 minute drive to Hervey Bay 90 minute drive to Sunshine Coast Tin Can Bay marina and boat ramp are the gateway to the Sandy Straights 24hr Fuel Chandlery with travel lift and secure parking, dolphin feeding the BEST fishing spots North of Brisbane. *YOUR LAND: · 390 m2 · North East Facing · Title is coming soon April/May 2024! Designed with family in mind the Lexcen 19 showcases a smart use of available space and natural window light. Encompassing three private bedrooms and even a media room for those family movie nights. The main bedroom has both a spacious ensuite and walk-in-robe. Catering to our fabulous Queensland lifestyle, the outdoor alfresco area is just perfect for entertaining. The home chef in you will love the walk-in pantry and generous sized island bench – making entertaining in this home a delight. *YOUR HOME: Lexcen 19 Home Price \$315,000, plus site costs subject to soil test & contour survey. (Many more home designs from our Range) It is okay to make alterations with Nu Trend Homes. 177.76m2 | 19.13sq · Extensive standard inclusions* · Built with open Plan Living, fantastic natural light and airflow in mind. *YOUR INCLUSIONS: Contact for full list of Inclusions · Full Render to entire home · Colorbond Roof · Stone Benchtops Throughout · Remote Garage · N3 Wind Classification · 450mm stud spacing to wall framing · Colorbond roof with 60mm thick foil backed insulation · Kordon termite treatment (10 year guarantee) Move in ready Turnkey Package · Exposed Aggregate Driveway upto 35m2 · LED Downlights, Ceiling fans, Clothes line, letterbox & TV antenna · Quality fixtures and fittings throughout *YOUR GUARANTEE: · Immediate start, NO DELAYS (on titled blocks) · Guaranteed build time (Average 16 weeks currently) for block with less than 1m fall, single storey homes under 280m2 FOR MORE INFORMATION: Please contact Anthony anytime with your questions via phone, email or text. PH: 0430 034 255 Email: anthony@nutrendhomes.com.au Make an appointment to visit our Gympie Sales Centre at 3/7 Monkland St Gympie QLD 4570. *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 floor plans 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 HIA contract through Nu Trend Homes. Please contact us for full information, terms and conditions. Property Code: 1342