

# Lot 2 Amalfi Circuit (Mallee Grove Estate), Jimboomba, Qld 4280



## House For Sale

Saturday, 20 April 2024

Lot 2 Amalfi Circuit (Mallee Grove Estate), Jimboomba, Qld 4280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m<sup>2</sup>

Type: House



Jade Carter  
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## \$642,600 Turn-Key House & Land Package

YORK 20 We're celebrating 15 years of excellence in building dream homes for you! And we're giving you the chance to WIN a \$15K Visa Card\* when you build with us! Ask me how you can get into the draw today! T&Cs apply From the floating feature wall in the master suite concealing the walk-through robe, to double ensuite basins and even a study nook, this thoughtfully designed four-bedroom home has bags of style plus a touch of luxury. YOUR BUILD WILL INCLUDE:

- Façade as per image
- Colorbond roof & sarking
- 2440mm ceiling height
- Porch & Alfresco, including slab
- 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
- 600mm electric cooktop, oven & undermount rangehood
- 600mm dishwasher
- LED downlights throughout
- R/C air-conditioning (plan specific, see below)
- Ceiling fans to Bedrooms, Living & Alfresco
- Window furnishings & flyscreens to all windows & sliding glass doors
- 2.2kw Solar Power System with inverter
- 90mm steel frame & N2 Wind Rating
- Site works & exposed aggregate driveway allowances
- Letterbox & clothesline

This Turn-Key Package also includes fencing and landscaping allowances! AND MUCH MORE! This Package includes the facade as per image, 2 x split-system air-conditioning units, allowances for Estate Design Guidelines (such as exposed aggregate concrete driveway), site works allowances and letterbox and clothesline. For Investors looking for a Turn-Key option in Stage 1 of a brand-new Estate, adjacent to the already popular The Village at Jimboomba Estate, fencing and landscaping allowances are also included! This Package is also suitable for First Home Owners, apply for the \$30k Grant and get into the market! Make sure to ask us about our loooong list of not-so-standard inclusions in this amazing House and Land Package.

**THE DESIGN:** With 4 Bedrooms, the front Bedroom could easily become a Work-From-Home Office or Study. The Master Bedroom features a luxurious Walk-In robe, generous shower & double vanity basins to Ensuite. With ample Kitchen bench space, this home is sure to impress!

**THE ESTATE:** Mallee Grove is nestled within the suburb of Jimboomba in the growth corridor of Logan. Set amongst a natural parkland, Mallee Grove is a neighbourhood where your family can enjoy being surrounded by nature. A range of shops, schools and transport options are on your doorstep in the surrounding community. Mallee Grove will be home to 36 residential homesites, all just a short stroll to natural parkland within the development. Mallee Grove is a place where you can be nestled in nature. Discover why DRHomes has the home team advantage™

- Australian owned and operated
- 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 20.04.24 and is based on a land value of \$340,000.