

Lot 28 Kinwarton Crescent (Sunvale Estate), Calamvale, Qld 4116



House For Sale

Friday, 19 April 2024

Lot 28 Kinwarton Crescent (Sunvale Estate), Calamvale, Qld 4116

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 638 m²

Type: House



Jade Carter
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\$1,152,100 House & Land Package

AIRLIE 19 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. This light and airy home has been designed to work hard so that you don't have to. Spacious open plan living combines with organised spaces like the walk-through pantry/mud room to create a home that 'works' on every level. 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
- R/C 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 & N2 Wind Rating
- 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 features a double vanity to the Master Ensuite and a functional walk-thru Pantry & Mud Room from the Garage into the Kitchen. The generously appointed Kitchen wraps around the island bench & provides ample space for a family. Make sure to ask us about our loooong list of not-so-standard inclusions in this amazing House and Land Package. THE ESTATE: Last Titled, big block in this Estate! Rarely do opportunities like this exist in a new premium estate. Here at Sunvale, the developers have captured the essence of modern living, to create a boutique new community, for a select few. Leave the car behind! Sunvale, nestled in the vibrant heart of Calamvale, is where convenience is gauged by steps, not kilometres - 2 parks, Central Park Shopping Centre, restaurants, public transport and childcare are all within walking distance. Several schools and colleges are within 5km, along with major shopping centres and medical centres. Sports facilities and clubs can be located in a 3km radius. And there's easy access to motorways, leading to the Gold and Sunshine Coasts and Ipswich! 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

• QBCC Enquire 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 QBCC:1165013* Package price is current as at 19.04.24 and is based on a land value of \$849,000.