

# Lot 350 New Road (The Village at Jimboomba Estate), Jimboomba, Qld 4280



## House For Sale

Sunday, 26 May 2024

Lot 350 New Road (The Village at Jimboomba Estate), Jimboomba, Qld 4280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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## \$643,480 House & Land Package

NOVA 19 Inside and out, the Nova 19 packs a punch! This welcoming, four-bedroom family home includes open plan living, a separate multi-purpose room, spacious outdoor living plus deluxe inclusions such as stone kitchen benchtops, Colorbond roof and ceramic floor tiles. 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. This House & Land Package is Turn-Key - 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: A compact design which fits perfectly on smaller lots and within the budgets of first home buyers or investors. With 4 Bedrooms, the front Bedroom could easily become a Work-From-Home Office or Study. The Master Bedroom is set privately to the rear of the home. With ample Kitchen bench space and a second Multi-Purpose Room, this home is sure to impress!

THE ESTATE: North Point Jimboomba is a boutique 30 lot subdivision which will feature and see the return of larger homesites up to 1015m<sup>2</sup>. Jimboomba is approximately 5,429ha within the southern portion of Logan, located 27 kilometres south of Brisbane and the majority of the suburb is residential supported by the Jimboomba Town Centre. The suburb boundary is located along the mountain range ridgeline to the east, and a series of creek, road and old rail corridors to the west. Stockleigh Road and Hawkins Road contribute to the northern boundary, which is in proximity to a large transmission line and Yarrabilba. The Scrubby Creek corridor and an old mountain access track provide the southern boundary to Cedar Vale and Mundoolun. Discover why DRHomes has the home team advantage™

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- 12-month warranty period for peace of mind
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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 24.05.24 and is based on a land value of \$359,000.