

# Lot 440 New Road, White Rock, Qld 4306

## House For Sale

Thursday, 13 June 2024

Lot 440 New Road, White Rock, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 451 m2**

**Type: House**



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**\$809,950**

New Fixed Price HOUSE & LAND Package in award winning White Rock, White Rock. The most exclusive spot in Queensland's West region... Don't miss out! When you build a new home and land package with Orbit Homes – you can guarantee you are in good hands, with over 40 years industry experience. Our fixed price home and land packages include all the housing essentials, so there are no hidden extras, because we build every home as we would build it for our family. Fixed price home and land package inclusions: Fixed site costs including rock removal Steel Frame & Colorbond Roof with Sarking Caesarstone to Kitchen, Bathroom & Laundry 2590mm High Ceilings 900mm SMEG Kitchen Appliances 600 x 600 Porcelain Tiles to Common Areas Carpet to Beds & MPR Ducted Air Conditioning LED Downlights to the entire home Slab to Alfresco Fans to all Bedrooms & Alfresco Area Solar PV system No Retaining included (if required) The Caulfield 235 features a brilliant master bedroom with walk in robe and ensuite at the rear of the home opposite the outdoor living area. The Caulfield 235 is a firm favourite for new home owners in Queensland, and there are many reasons why. With three generous sized bedrooms plus spacious master suite at the rear of the home offering quiet seclusion, the design also has two versatile living spaces positioned far apart and each with their own appeal – one is open plan and light filled, and flows out onto the alfresco dining area while the other is located towards the front offering you and your family many flexible living and recreation options. The Caulfield 235 also has a kitchen that is ideal for cooking enthusiasts or those who love to entertain with a sizeable island bench and walk in pantry. At the eastern gateway of the Ripley Valley settlement, Whiterock is inspired by its natural setting, creating a series of sustainable villages that will inspire a healthy and active community with a network of paths and recreation opportunities. Plans for the Whiterock development include the delivery of a major neighbourhood centre incl. destination dining featuring local produce, multi purpose sportfields, school, childcare and series of walkable neighbourhoods. For more information about this home and land package click "email agent" link above. Orbit Homes Australia Pty Ltd • CDB-U 50505 • Orbit Homes Queensland Pty Ltd QBSA LIC 716019 • Facade illustrations are used as a guide only, excludes some feature material. Internal photographs are for visual purposes only. Upgraded fixtures, fittings and design items may be shown, these can be selected at additional costs, please refer to a sales consultant for further information. Price excludes timber floors, dishwasher, decks, pergolas and BBQs. Customer connection fees to power and telephone not included. Prices subject to change without notice. Progress payments on construction. Refer to display extras list for optional extras. Not to be used with any other offer. Package pricing excludes stamp duty and costs. Fixed slab and site costs excludes Re-establishment Survey, Retaining Walls, Screw Piles, Build over Easement applications, Sewer Tie Cutback (if required), N3 or N4 Wind Rating, Tree Removal, Footpath and Crossover repairs, Traffic Management. Excludes excavation and removal of any rock, deep sewer connections and re-pegging to block, if required. House and land package total price may include developer incentives & rebates and any builder referral fees at the time of issue. Developer incentives & rebates and any builder referral fees may be withdrawn at any time to the discretion of the land developer. Landscaping, Fencing, BAL & Acoustic requirements are included as Allowance Only in all packages. Please refer to a Sales Consultant for further information on these items.