

# Lot 45 New Road (Riverleigh Estate), Logan Reserve, Qld 4133



## House For Sale

Saturday, 15 June 2024

Lot 45 New Road (Riverleigh Estate), Logan Reserve, Qld 4133

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 560 m<sup>2</sup>

Type: House



Jade Carter  
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## \$730,930 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
- Site works & exposed aggregate driveway allowances
- Letterbox & clothesline

This Turn-Key Package also includes fencing and landscape 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! 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! Make sure to ask us about our loooong list of not-so-standard inclusions in this amazing House and Land Package. THE ESTATE: Riverleigh Estate, a 7.49 hectare site, is ideally located in the prime growth corridor of Logan Reserve. The site sits in the heart of a strong residential development precinct with completed projects immediately adjacent on two boundaries. Approximately 30 minutes south of the Brisbane CBD, this multi-stage project will be developed into 109 residential lots to service the significant demand in the area for new residential land. The site is just minutes from existing and planned infrastructure including an expanded Coles and newly established Woolworths at the Park Ridge Town Centre in addition to established retail and educational infrastructure in nearby Waterford, Marsden and Loganlea. 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 14.06.24 and is based on a land value of \$440,000.