

**LOT 5008 The Avenues, Banya, Qld 4551**

**metricon**

**House For Sale**

Saturday, 15 June 2024

LOT 5008 The Avenues, Banya, Qld 4551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 464 m2**

**Type: House**



Janzey Pratt  
1300 638 742



Contact Metricon  
1300786773

**\$1,170,044**

MERRICKS 38MK2, ISLA FAÇADE, Lot 5008 The Avenues, BANYA QLD 4551, AURA THE AVENUES ESTATE Metricon are Australia's No.1 home builder > seven years running. We achieved this by constantly delighting our customers with homes that are brilliantly designed with your lifestyle in mind, built to the highest possible quality standards, independently inspected and are backed by our Lifetime Structural Guarantee^.

This lovely family home is packed with thoughtful design planning to ensure that maximum living is achieved even on modern sized blocks. Four substantial bedrooms and ample entertaining areas are complemented by the luxury of a spacious study to the front of the home and leisure room upstairs. This home cleverly accommodates open plan living, dining and kitchen with walk in pantry, with an accompanying outdoor room for year round indoor outdoor living. Included in this house and land package:

- Fixed site costs for price certainty
- Open plan living with adjoining outdoor room
- Galley style kitchen with island bench and walk in pantry
- 4 bedrooms including master suite with ensuite and walk in robe
- Upgraded façade for ultimate street appeal
- Floor coverings throughout
- Outdoor room for indoor outdoor living
- European Designed Kitchen Appliances
- Colorbond® Steel Slimline Remote Garage door
- Expertly appointed fixtures and fittings
- Interior Design curated colour schemes
- Council building and water application fees
- Covenant requirements
- Lifetime Structural Guarantee

#ESTATE INFORMATION If this particular package isn't exactly what you're looking for, then see our full catalogue of house and land packages across South-East Queensland. Get in touch if you would like to learn more, today. Image may include upgrade items and may depict fixtures, finishes and features not supplied by Metricon such as landscaping and fencing. Accordingly, any prices do not include the supply of any of those items. \*Packages correct at time of publishing and subject to change without notice. Package price excludes flooring, external lighting, telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Floor plan is a representation of a Aspire façade unless otherwise stated. Metricon reserves the right to alter the images or descriptions without notice. See [metricon.com.au](http://metricon.com.au) for full details of standard inclusions and /or terms and conditions. Land supplied by developer. Land prices and availability are subject to change without notice. All home & land packages are subject to developer approval. #For details on our lifetime structural guarantee please read our terms and conditions at [metricon.com.au/terms-and-conditions](http://metricon.com.au/terms-and-conditions). >HIA Colorbond® Steel Housing Top 100 Report 2016/17/18/19/20/21/22. © 2023 All Rights Reserved. Metricon Homes Pty Ltd. Metricon Homes QLD Pty Ltd is licensed under the QBCC Act 1991 (QBCC License 40992), NSW Contractors License 36654C.