

# Lot 5193 New Road, South Ripley, Qld 4306

## House For Sale

Thursday, 25 April 2024

Lot 5193 New Road, South Ripley, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



Andrew Leng  
0416379460

**\$649,025**

New Fixed Price HOUSE & LAND Package in award winning Providence Estate, South Ripley. The most exclusive spot in Queensland's South Brisbane QLD 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 European ILVE 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 5.2KW single phase Solar No Retaining included (if required) For those after contemporary style with cleverly compact living zones, the Heron 180 is an exemplary choice. Comprising four sizable bedrooms and a master suite fit with an ensuite and walk-in robe, this home design is perfect for young and growing families. The functional kitchen is complete with a built-in pantry and kitchen bench, alluding function, style and durability. Additionally, the open-plan living layout extends out to the outdoor alfresco dining, increasing your family's entertaining and hosting possibilities. Providence is a contemporary, forward-looking community with the heart and soul of a traditional Australian town. Here, neighbours are always on hand for a chat, kids walk to school with their friends and new faces are welcomed with a smile and a handshake. And if all that sounds familiar, that's because Providence is the place you've always been looking for. 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.