

# Lot 6, 36 Maclean Street, Brighton, Qld 4017



## House For Sale

Saturday, 18 May 2024

Lot 6, 36 Maclean Street, Brighton, Qld 4017

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Area: 650 m2**

**Type: House**



Hayley Lee

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**\$1,570,000**

650m<sup>2</sup> blocks are a rare find! This private Battle-axe block in the new development of Vista Cove, Brighton is the perfect block to build your family home! The Key features included in this FULL TURNKEY proposed package are as follows;

**INTERNAL**

- 2700mm ceilings to the ground floor with raised joinery.
- 2550mm ceilings to the top floor with raised joinery.
- American Oak stairs with open risers.
- Allowance for upgraded balustrades.
- 'DAIKIN' Full Ducted A/C.
- Full Open Plan Kitchen / Dining / Living which flows onto a large rear Alfresco.
- 5 bedrooms / 3 bathrooms / Rumpus Room.
- LED downlights throughout as well as OJ Pippin's 2024 Electrical bundle.
- Blackout roller blinds provided to all windows and doors.
- Barrier screens to all doors and windows.
- Carpet to all bedrooms and rumpus.
- Option for timber look laminate flooring or 500mm x 500mm tile selection to all other areas.
- Ceiling fans fitted to each bedroom, living area, rumpus and alfresco.
- MyPlace Standalone Smart Home Hub with 8" Android touch screen tablet. MyAir, MyLights and MyGarage included.

**KITCHEN**

- 900mm wide island bench with 40mm stone to kitchen island bench.
- 750mm overhead cupboards with plaster-lined bulkhead above.
- 16mm Shadowline to under bench cabinets.
- Soft close cabinet doors and draws.
- Double under-mount sink.
- Walk-in Pantry with stone benchtops.
- 900mm Westinghouse appliances, including a dishwasher, induction cooktop (includes 3-phase electrical) and integrated Rangehood.

**BATHROOM**

- Stone benchtops.
- Custom-made wall-hung vanities with a large range of basins (inset or top-mounted).
- Rain Head Shower Combo.
- Soft close to draws and doors.
- Semi-frameless shower screen.
- Full-width shower niche.
- 500x500mm tiles.
- 900mm mirror and a large range of fixtures.

**EXTERNAL**

- Upgraded facade to 'Modern Farmhouse'.
- Upgrade to Silver carpet with 10mm underlay.
- 1020mm wide stain grade front door.
- Solar System - 8 x 3.6kw Rinnai.
- Colorbond sectional panel-lift garage door with remote control units.
- Exposed aggregate driveway and path to entry.
- 1800mm timber panel fence with gates.
- Tiled alfresco (Large selection of tiles 500 x 500mm)

Call Hayley Lee on 0433 73 1012 to start designing your new dream home! Please note:

- This house is not yet built. This design is only proposed and can be tailored to suit your style, needs and budget.
- Photos are from previous OJ Pippin builds and are used for indicative purposes.