

Lot 6 Colemans Rd, Yandina, Qld 4561

AUSMAR

House For Sale

Tuesday, 11 June 2024

Lot 6 Colemans Rd, Yandina, Qld 4561

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 711 m2

Type: House



Johan Lundkvist
0456773646

\$864,543

Available Now: Build ready with flexible design and Fixed Price Build Contract. Start your new build journey with the Sunshine Coast's largest builder and make your dream home a reality. During the 30+ years we've been in business, we have never compromised on quality, and we would love to help make your home dreams come true. Contact Johan today to discuss your ideal home design and preferred inclusions list, but be quick, our site start schedule for 2024 is filling up fast. When is your ideal move-in date?

House & Land Package Highlights:

- Transparent Pricing
- Fixed Price Build Contract
- Flexible Design to suit your family needs
- Your Preferred Inclusions to meet your budget
- No hidden costs
- Site provisions included (subject to Soil Test & Contour Survey)
- Seaforth 4 Bed/2 Bath/2 Car/2 Living floor plan with upgraded Cubic façade
- 75m² of Exposed Aggregate to Driveway, Porch, and Patio
- Comprehensive Electrical Plan included
- Aircon
- Stone benchtops to Kitchen & Bosch Appliances
- Square set ceilings throughout
- Flyscreens, Blinds, Clothesline, Letter box
- A full day at our Atelier Design Studio with our design experts, lunch included!

THE LOCATION Pindari Rise is positioned in a prime location packed with nearby amenities for the whole family, including IGA Supermarket, retail shops, medical, vets, daycares, and easy access to both Bruce Highway and Sunshine Motorway. Brisbane CBD is 1.5hrs away, Sunshine Coast Airport, 23 minutes, Hastings St in Noosa 35 mins, Coolum Beach 22 mins. It's truly a perfect location for those seeking to upgrade their home or find a little more space in a friendly and family focused community.

PACKAGE INCLUSIONS

PROMOTION Your choice of one promotion; AUSMAR Advantage- Ducted Package* or;- Essentials Package* or;- Super Saver - 5% discount off the base price

INCLUSIONS Façade as shown Carpet and floor tiling throughout Rendered mailbox Coloured concrete to driveway, porch and patio Covenant requirements included

PLUS - AUSMAR STANDARD INCLUSIONS FOUNDATIONAL Council fees Siteworks and engineering PEACE OF MIND 12-month maintenance warranty 6-year, 6-month structural guarantee 50-year TRUECORE® steel frame warranty* 25-year chemical blanket termite barrier warranty

EXTERNAL INCLUSIONS COLORBOND® steel roof TRUECORE® steel frames and trusses Automatic panel lift garage door Sarking and insulation to Australian standards

INTERNAL INCLUSIONS Dulux Wash&Wear® paint Bosch kitchen appliances Reece plumbing fixtures Flyscreens to windows and sliding doors Light fittings, fans and power points as per electrical plan Wall hung vanities to bathroom(s) Shower niche to bathroom(s) 400x600mm

Block is registered and build ready now. Contact Johan today to discuss this House & Land package and next steps to start your new home journey.*Terms and condition's apply: Price is correct as at date of publication and is subject to change without notice or obligation. Applies to selected House & Land Package only. Subject to availability. Price is based on the AUSMAR'S standard plans and specifications, standard inclusions, and preferred building surveyor. Price does not include stamp duty, registration fees, additional costs that may be incurred under the Building Contract (e.g. due to delays in titling the lot) or any other incidental fees associated with the acquisition of land or a home or the construction of a home. The TRUECORE® steel warranty currently offered is for residential applications only and is subject to application and eligibility criteria. Commercial warranties may be available on application. For full terms and conditions and to determine the eligibility of your building for a warranty visit warranties.bluescopesteel.com.au or call BlueScope on 1800 800 789. Warranties provided by BlueScope do not affect consumer rights under the Australian Consumer Law. For the AUSMAR Advantage and Super Saver terms and conditions, please speak to your New Home Consultant or visit ausmarhomes.com.au for details listed in our online brochure. Images may contain upgraded items not included in either promotion. Images and videos used in this listing are for illustrative purposes only and to be used as a guide.