

**Lot 7 New Road, Alford Grove, Glenvale, Qld 4350**



**House For Sale**

Saturday, 4 May 2024

Lot 7 New Road, Alford Grove, Glenvale, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 578 m2**

**Type: House**



BOLD Living  
1800462653

## \$639,900 -Avery 191

Nestled atop the Great Dividing Range, with views across Gowrie Mountain and the Darling Downs, Alford Grove is a natural haven just minutes from Toowoomba CBD. AVERY 191- Introducing a floor plan that's supremely inviting! This 4 bedroom home expertly ticks all the boxes – including an integrated family room, dining space and open kitchen, opening directly onto an outdoor living area that's perfect for entertaining. There's also a separate media room, a study nook, and a spacious master suite complete double vanity basins and walk-in robe. Introducing our brand new promotion! 'IT'S YOUR CHOICE' Choose from: A: Daikin Ducted Air Conditioning with 6 zones\* plus a \$10,000 Evolve Gift Card Or: B: \$20,000 Evolve Gift Card to spend on upgrades of your choice\* Along with our 'Smart' home inclusions, we have put together this amazing house and land package (yet to be built) with these irresistible inclusions:

- Beautiful facade Upgrade
- Rendered Heble to Exterior
- 2590mm Ceiling Height (Ground floor)
- Large Range of Internal Floorings to Choose From
- Stone Benchtops to Kitchen & Bathrooms
- Dishwasher
- LED Downlights throughout
- Council Fees & Site Allowances
- Exposed Aggregate Driveway Allowance
- Letterbox
- Concrete to Outdoor Living
- NBN Ready
- Council Fees & Site Allowances
- 7 Star Energy Rating

Our Promise:

- 12 month price hold guarantee (conditions apply)
- Full Colour Consultation at Evolve Studio
- Property Pro, your exclusive online interactive customer portal
- 25 Year Structural Guarantee
- 150 Point Quality Assurance Check

Bold Living offer other House and Land packages across South-East Queensland. Please contact our friendly sales consultants for further information. \*This is a proposed house and land package which is yet to be constructed and is subject to land availability, site inspections, engineering, bushfire and acoustic reports and council approvals. All images have been used for sales and marketing purposes and should be used as a guide only. Facade image, raked ceilings and other upgrades shown may be additional cost, please contact consultant for further information. \*Conditions apply to all promotional items. Air conditioner in promotion is up to 10kw. Price effective as at 1/05/2024 and is subject to change without notice. © Copyright of Bold Living QLD | QBBC License No: 1189357