

**Lot 7126 Fern Street, North Shore, Burdell, Qld 4818**



**House For Sale**

Friday, 5 April 2024

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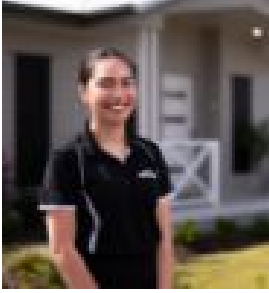
**Bedrooms: 3**

**Bathrooms: 2**

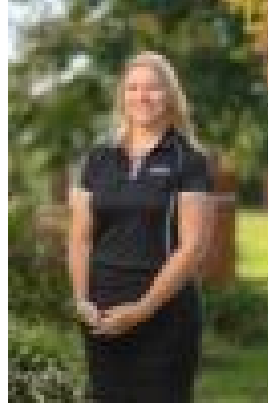
**Parkings: 2**

**Area: 336 m2**

**Type: House**



Shayley Connelly  
1300455557



Sarah Wheatley  
0411690859

## **\$462,740 New House and Land package**

The Hawthorne is the ultimate all round pleaser with 3 bedrooms, 2 bathrooms, double garage and packed extras including a walk in pantry and separate study area. This is the perfect entry home for first home buyers who if eligible will receive a \$30,000 grant. Alternatively, if you are a savvy investor looking for a solid rental investment, look no further. Ellis Developments are an award winning local Townsville builder, taking out the National Master Builders award in November 2023 for our 'Haven' display home. You can be rest assured that the communication process and quality finishes we provide will have you feeling excited about the building process and ecstatic to receive the keys to your investment. Offering the highest level of standard inclusions in the local market, Ellis Developments prides itself on an unwavering commitment to customer service while also delivering the most up-to-date finishings on a truly masterful design. Our standard luxury inclusions are: \* 2700 high ceilings \* Stone benchtops to kitchen with 40mm finish to island bench \* Stone benchtops to all bathroom vanities and laundry \* Feature 3 step cornice in living/dining area \* Custom Cabinets with soft close doors and drawers \* Undermount rangehood with electric cooktop and feature airfry oven \* Fully airconditioned with split systems (all bedrooms and living, not just the master bedroom!) \* LED downlights throughout \* Security screens to all windows and sliding glass doors \* Premium Tapware and tiles up to 600mm x 600mm included \* Letterbox, 60m2 of exposed aggregate driveway and clothesline. \* Turf, irrigation and fencing included to entire block This brand new 4 bedroom house and land package is located in one of North Townsville's largest residential estates, North Shore at Burdell. Plenty of amenities are available here, including 3 schools, 9 parks, 8 playgrounds, 300 hectares of bushland, 9km of walking trails and a 6km Green Spine Parkland Corridor. The Stockland North Shore shopping centre makes your weekly shop a breeze. The growing North Shore Town Centre also features a Bunnings, McDonalds, weekly farmers market and medical services including a vet and medical centre. The private master bedroom located at the rear of the home features a large walk in Robe and ensuite. The secondary bedrooms are located close together but slightly apart from the master bedroom, providing ultimate privacy and have their own bathroom and separate toilet. Offering the highest level of standard inclusions in the local market, Ellis Developments prides itself on an unwavering commitment to customer service while also delivering the most up-to-date finishings on a truly masterful design. Our standard luxury inclusions are: \* 2700 high ceilings \* Stone benchtops to kitchen with 40mm finish to island bench \* Stone benchtops to all bathroom vanities and laundry \* Feature 3 step cornice in living/dining area \* Custom Cabinets with soft close doors and drawers \* Undermount rangehood with electric cooktop and feature airfry oven \* Fully airconditioned with split systems (all bedrooms and living, not just the master bedroom!) \* LED downlights throughout \* Security screens to all windows and sliding glass doors \* Premium Tapware and tiles up to 600mm x 600mm included \* Letterbox, 60m2 of exposed aggregate driveway and clothesline. \* Turf, irrigation and fencing included to entire block Visit our Haven display home at 1 Castlevue Lane, Garbutt - open 9am until 5pm Thursdays through to Mondays. \*\*Sign a build contract between 1 April 2024 and 30 June 2024 and receive FREE lawn mowing for 6 months after Handover!! T&C's apply.