

**Lot 7196 Montague Drive, North Shore, Burdell, Qld
4818**



House For Sale

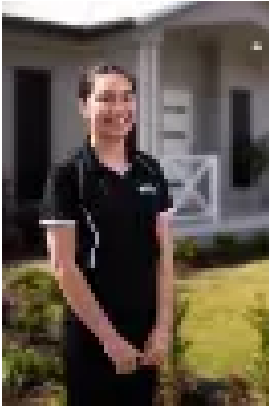
Monday, 17 June 2024

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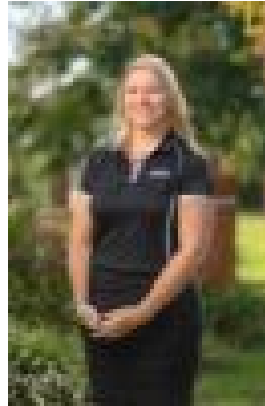
Bedrooms: 3

Bathrooms: 2

Type: House



Shayley Connelly
1300455557



Sarah Wheatley
1300455557

\$451,225 House & Land Package with FHOG!

This brand new 3 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 LW design by multi-award winning builder, Ellis Developments, is a fully featured design including- Large kitchen overlooking the living and dining area with plenty of bench space and a generous size walk-in pantry- Two separate living areas- Dedicated office/study at the front of the house, perfect for a home business- Spacious outdoor living space for entertaining or BBQ's.- Walk in robe and private ensuite to the master bedroom Ellis Developments prides itself on an unwavering commitment to customer service while also delivering quality finishes on a truly masterful design. Our standard inclusions are:- 2700mm ceiling heights- Full landscaping including turf, planting and automatic/digital irrigation- Exposed aggregate driveway, mailbox & NBN included- Covered & tiled alfresco area- LED downlights to kitchen, living and dining- Stone benchtops throughout- Chrome mixer tapware- Stainless steel kitchen appliances- Soft-close kitchen cabinetry- Split system air conditioning to all bedrooms and living areas- Ceiling fans to all bedrooms and living areas- Tiles to all living areas- Carpet to bedrooms- Colorbond roofing- Mirrored robes to bedrooms- Efficient Electric hot water system- Security screens on all windows and sliding glass door- Termimesh termite prevention system- Up to H2 soil & C2 wind classification The full packages price is \$481,225 but those eligible for the First Home Owners Grant can receive this build at the advertised price. *This is a new build-to-order home - images are indicative only as you tailor the home to your personal taste from our luxury range of fixtures and colour choices. **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.