

# Lot 7928 Buller Street, Banya, Qld 4551

BRIGHTON *let life in.*

## House For Sale

Tuesday, 9 April 2024

Lot 7928 Buller Street, Banya, Qld 4551

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 468 m2

Type: House



Wayne Moodie

0447180114

**From \$809,800**

Ideally located on the Southern end of the beautiful Sunshine Coast. Only a short 9km from famous beaches, 88km from Brisbane CBD, 33km from the Sunshine Coast Airport and 28km south of Maroochydore CBD. A short 10km drive from Sunshine Coast Hospital and Kawana Health Precinct. 20 state-of-the-art parks and playgrounds, including a skate plaza, dog parks and sports fields all within the community, making this the perfect place to get out and about. There's so much to love about this home. Large, airy and light, its clever detail and thoughtful layout work together so easily it's almost miraculous! You'll savour the privacy you'll find in Brighton Homes Miracle design. The sumptuous master suite, with its spacious ensuite and walk-in robe, is located at the front of the home, well away from the remaining three bedrooms at the rear. With easy access to a large family bathroom, these rooms form a separate kids' accommodation zone that make this home invitingly liveable for families at all stages. Discover Why It's Better with Brighton:ALREADY YOURS STUDIO INCLUSIONS· Better begins here \$25,000 Cashback· 13mths base house price hold· Fully ducted reverse cycle air conditioning with 4 zones· Quality floor coverings throughout· House frame made from Truecore Steel· 6.6kw solar system with 10-year manufacturer's warranty· Colorbond roof· 1200mm wide entry door with Trilock 3-in-1 entrance set· 20mm Caesarstone Benchtops to kitchen & bathrooms· 900mm Stainless Steel Freestanding Cooker with Canopy Rangehood· Semi-frameless shower screens· Modern chrome tapware and basins· Automatic sectional overhead garage door with remotes· Certainty pricing on site costs· Render allowance· Alfresco and front porch concrete allowance· Driveway allowance· Additional electrical allowance· Water tanks· Front turf, letter box and clothesline allowance

**WHY IT'S BETTER WITH BRIGHTON·** HIA Professional Major Builder for 2022· 60 Year Structural Guarantee – Built to last and last and last· 24 Month Warranty – Double the industry's 12 month standard. · 8 Quality Inspections – Independent inspections to ensure highest quality· 30+ Years Experience – Part of the NEX Group, with three decades of history. Enquire now or visit Wayne at our Aura Display Centre today – open 10am to 5pm daily. Let Life In! This home has not been built

- Images shown are a guide only and may depict fixtures, finishes and features not supplied by Brighton Homes such as decking, fencing, landscaping, wallpaper, light fittings & furniture
- Images may also depict colour upgrades such as lighting, feature bricks, cladding type, kitchen & bathrooms upgrades & more which will incur additional charges
- "Studio Cashback by up to \$25,000" runs from 4 December 2023 & is for a limited time only or until withdrawn at the discretion of Brighton Homes. Cashback based on a reduction off the house base price & will be reflected in the contract value. Amount varies by house design, if the cashback isn't taken, no further credits/discounts apply, not redeemable for cash & non-transferable
- Individual legal contracts apply for both the home & the land
- Price does not include legal fees relating to the building &/or land contract, stamp duty & registration fees including transfer, change of ownership or any other relevant charges to the acquisition of land
- Refer to the Brighton Standard Inclusions brochure for inclusion details
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