

Proposed Lots 21 & 2, 64 Dennis Road, Springwood, Qld 4127



Residential Land For Sale

Friday, 14 June 2024

Proposed Lots 21 & 2, 64 Dennis Road, Springwood, Qld 4127

Area: 442 m2

Type: Residential Land



Johnson Teo
0731379790

2x Flat Vacant Land - 442m2 & 436m2

NEWLY CREATED LOTS 21 & 22 of 64 DENNIS ROAD, SPRINGWOOD. DA APPROVED LAND ONLY 3 mins TO THE SPRINGWOOD CBD & CALVARY CHRISTIAN COLLEGE! 5 MINS TO JOHN PAUL COLLEGE!! BUILD-READY BLOCKS ONCE TITLES ARE ISSUED. EXPECTED AUG/SEP 2024 TITLE REGISTRATION. RELATIVELY FLAT MEANING LESS PREP COSTS - MORE TOWARDS YOUR HOUSE CONSTRUCTION The offering: Nice, rectangular land - Very hard to find blocks like these in good locations nowadays, only 25 mins to the Brisbane CBD and the 35 mins to the Gold Coast for affordable prices! Frontage of both blocks at 11.073 metres DA approved and titles ready in approx Aug/Sep 2024, ready for you to put your expressions of interest in and reserve your block before it gets snapped up - Buy now subject to titles issuance and build in a few months! Fits a wide range of project homes, easy to build on Proposed Lot 21 - 442m2 (Likely Street Number 64A) Proposed Lot 22 - 436m2 (Likely Street Number 64B) You can build your home with any builder you want... Ray White Springwood and Shailer Park has partnered up with Own It Homes to come up with a couple of house and land packages. Entry Level option for a smaller double storey home to suit lot 21 or 22 - Milan 229m2. Price breakup below: Milan Base Price Classic Inclusions: \$447,700 Classic Plus Upgrade (high ceiling, 900mm appliances, Alfresco slab, stone benchtops): \$2,990 Turn Key Package (driveway, turf, flooring, lighting upgrades etc): \$39,100 Site Costs Provisional Sums (foundation upgrade / piling, on-site craneage & additional handling costs): \$40,000 TOTAL: \$529,790 (Estimated Price Guide Only) The Hampshire is a custom floor plan designed to suit Lot 21 or 22. The size is 280m2 with 4 bedrooms, 3 bathrooms and lower level open plan plus a decent size Media room, and another Lounge upstairs. This would suit the budget-conscious but still want a decent size double storey home for a growing family. Hampshire, with Own It Home's standard Classic Essentials Inclusions Turn Key would be:- Hampshire Base Price Classic Inclusions: \$512,850- Classic Plus Upgrade (high ceiling, 900mm appliances, Alfresco slab, stone benchtops): \$2,990- Turn Key Package (driveway, turf, flooring, lighting upgrades etc): \$50,500- Site Costs Provisional Sums (foundation upgrade / piling, on-site craneage & additional handling costs): \$40,000- TOTAL: \$606,340 (Estimated Price Guide Only) The Cityview is Own It Home's standard floor plan, 343m2 with 5 bedrooms, 3 bathrooms, and large open plan. This design would suit client a bit more budget:- Cityview Base Price Classic Inclusions: \$579,840- Classic Plus Upgrade (high ceiling, 900mm appliances, Alfresco slab, stone benchtops): \$2,990- Turn Key Package (driveway, turf, flooring, lighting upgrades etc): \$58,100- Site Costs Provisional Sums (foundation upgrade / piling, on-site craneage & additional handling costs): \$45,000- TOTAL: \$685,930 (Estimated Price Guide Only) Attached are floor plans for both Hampshire and Cityview floorplans. For more information about the house and land packages, builder's details and to make your offer to buy either block, please ring Johnson on 0422 804 811 or email him on johnson.teo@raywhite.com Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to Ray White Springwood & Shailer Park by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.