

# Lot 36, Brookfield Estate, Ashfield, Qld 4670

## Residential Land For Sale

Monday, 8 July 2024

Lot 36, Brookfield Estate, Ashfield, Qld 4670

Area: 787 m2

Type: Residential Land



Aaron Thompson  
0741591499

**\$274,500**

Lot 36 in Stage 2a Brookfield Estate is now under construction. Premium fully serviced 787m<sup>2</sup> easement free allotment with a 21m frontage and North West aspect. # Completion and titles due September 2024 (Weather depending)

Brookfield is master planned community in an unbeatable location strategically located between the CBD and the regions picturesque coast line in Bundaberg's growth corridor and strives to create a safe community for families to be proud to live and grow in. Just 5 kilometres from the Bundaberg CBD and 12 kilometres from the cruisy resort town of Bargara Beach, location could not have been planned any better. For work or play, nothings too far away. Why choose Brookfield Estate? - Rock free, flat easy to build lots - Wide frontages, 21m & 22m - Level allotments (no retaining needed) - Designed to make the most of views, location and aspects - Established surrounding quality homes insuring that your land, your new home or your investment sits in the ideal location for long term capital growth - Essential services are only minutes away - Quick and easy access to the ring road - Under 10 minutes to the region's best coast lines - Focused on presentation and quality of life - Fantastic soil resulting in no rock and cheaper construction costs - Santalucia Corporation development ensuring quality and piece of mind

In order to protect the quality, presentation and atmosphere of Brookfield Estate, the developers have prepared covenant and design guidelines. These will assist you in selecting the right home to maximise your investment and complement the overall character of the neighbourhood. Come and discover why Brookfield is the Panorama of Belle Eden Drive

Driving Location Distances:- Kepnock Central (Woolworths) - 1.9km - Aldi Kepnock - 1.7km - St Lukes Anglican School - 3.8km - Kepnock State High School - 2.7km - Bundaberg Christian Collage - 4.8km - Bundaberg CBD - 5.8km - Bargara CBD - 12km - CQ University - 10km - Friendlies Hospital - 7km - Bundaberg Base Hospital - 8.2km - Bundaberg Air Port - 9.7km - Port Marina - 17km

At a Glance:- Town Water - Underground Power - Sewerage - NBN

For lot plans, price and availability list and a copy of the estate covenant, call or email Aaron anytime. Phone: 0409051929 Email: aaron@coastlinerealty.com.au

Directions: Turn off ring road into Sienna Blv, turn first right into Belle Eden Drive and follow through to the end into Brookfield Estate. Please note photographs and illustrations are intended to be a visual aid only and may not accurately represent the actual property. To the maximum extent permitted by law, Santalucia Corporation Pty Ltd and Giovanni Santalucia ("Santalucia") give no warranty and make no representation as to the accuracy or sufficiency of any description, illustration, photograph or statement contained herein and accept no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented. The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters.