

# House & Land \$856,373\*

## Vale 234-S25

Lot 106 Edge Drive, YARRABILBA, Yarrabilba Estate

Façade: Armidale | Home size: 25.22sq | Lot size: 576 sqm



Actual façade may not be shown and may show façade colours and materials that may not be available due to land estate guidelines. Price excludes tiles, stone and/or full render to façade treatment, timber windows, landscaping, fencing, driveway, decking, planter box and decorative lights or any change required by Developer to façade. Internal images from our display home may be shown where image of façade or actual design is not available, in which case, some items pictured, such as furniture, some fixtures and fittings and structural options are not included in the fixed price and may not be available. Speak to your new home consultant for clarification.

## INCLUSIONS

COLORBOND® roof^

20mm Zenith Surface (VCS) by Stone Ambassador to Island Bench

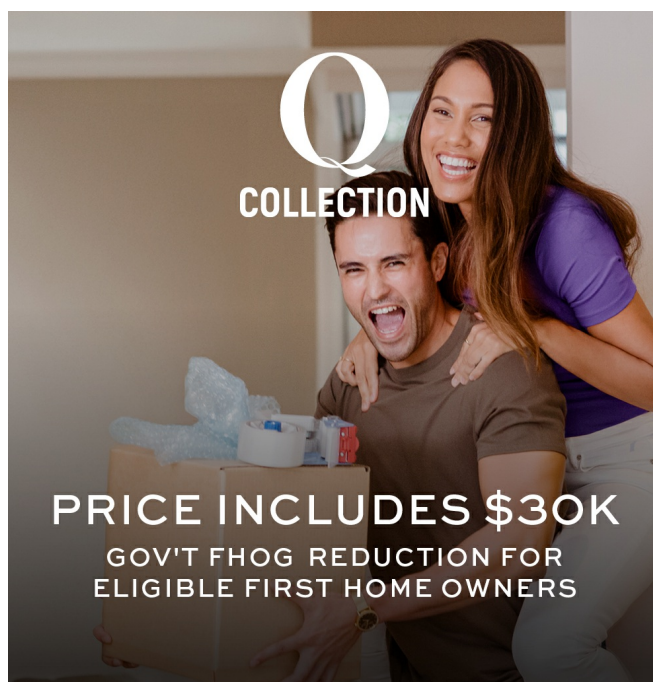
20mm Laminate benchtop to bathrooms

Aluminium windows throughout

7-star energy rating

270L Heat pump hot water system

\*\*Move in pack - driveway, letterbox & clothesline



Greenbank - Everleigh

(07) 3089 4250 |

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^^Price includes Government FHOG reduction by 30K for first homeowners. If you don't qualify for the grant, the price will increase by 30K. Price based on land price provided at time of print. Plantation Homes does not have authority to negotiate land sale. Land is sold separately by Developer. All land enquiries to be made direct to Developer. House price is based on standard home from the Q-Collection and façade as specified, and Plantation Homes' preferred siting. Included in the package price is the base house price (which is locked for the standard 12-month price lock period). Price does not include legal, stamp duty, registration fees or any other charges relevant to the acquisition of land. For other items not included in the price see <https://plantationhomes.com.au/house-and-land-packages/packages> for details. ^^ See <https://plantationhomes.com.au/house-and-land-packages/packages> for details of what is included in Move in pack. If soil classification is E1 or above, no driveway will be included in Move in pack. Copyright Henley Properties (QLD) Pty Ltd trading as Plantation Homes. All plans are copyright; no part may be used, reproduced, or copied by any means or in any form without the prior written permission of Plantation Homes. All rights reserved. QBCC 73955