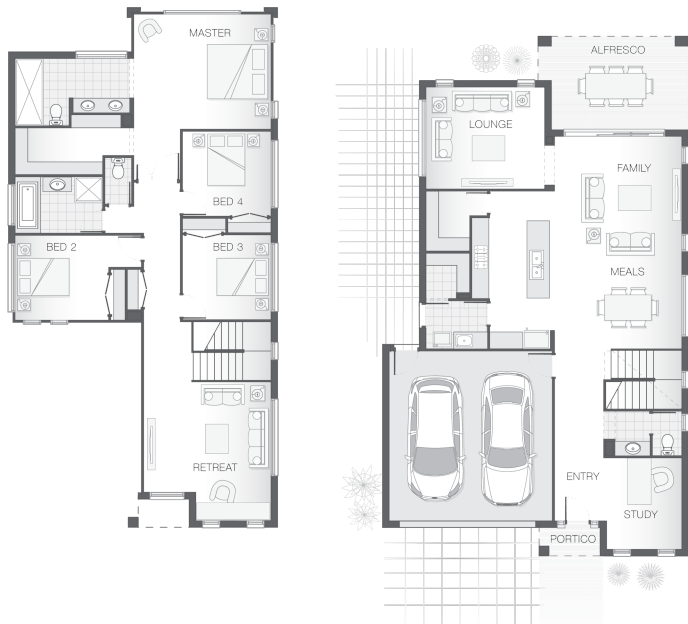




### House Plan:



### LOT #4

The Breeze

Address: New Rd, Deception Bay, 4508



625 m<sup>2</sup>

### The Sinclair

Package Price From

4 2 2 33 sq

**\$811,269\***

### About package:

The Sinclair home design is cleverly compact offering an abundance of space and features suitable for a smaller lot. The intuitive design effortlessly combines the alfresco area with the indoor entertaining and living spaces creating a feeling of spaciousness while the study and the powder room deliver a feeling of stylishness and luxury. The upper floor doesn't disappoint with a well-appointed master retreat with ensuite and walk-in-robe, while also allowing adequate space for additional bedrooms and a generous retreat space ensuring the compact design caters to the entire family.

900mm Westinghouse Appliance's

2590mm high Ceilings throughout

Carpets/Tiles or Carpets/Timber Laminate - The choice is yours at no extra cost.

20mm Stone Benchtops to Kitchen, Bathroom & Ensuite

Upgraded 40mm Stone to Kitchen, Bathroom & Ensuite

LED Downlights throughout

Tiled undercover Alfresco area

Driveway

Fully ducted Air Conditioning

Tiled recessed Niches to both Showers

Soft close drawers and doors to Kitchen & Bathrooms

Ceiling fans throughout including Alfresco.

### ENQUIRE NOW:

Leigh Shepherd • P: 0407 771 521 • E: brisbane.display@adenbrook.com.au

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### House Features:

- ✓ Tiling and carpet throughout
- ✓ Exposed aggregate driveway and path
- ✓ Daikin ducted air conditioning
- ✓ Tiling and integral slab to alfresco
- ✓ 1020mm entry door
- ✓ Monier Atura Low-profile roof tiles or Colorbond roof
- ✓ 2590mm ceiling height to lower level
- ✓ LED downlights
- ✓ Cold water tap to fridge space
- ✓ 20mm stone benchtops to kitchen, ensuite and bathrooms
- ✓ Westinghouse stainless steel dishwasher
- ✓ Externally ducted rangehood
- ✓ Soft-close drawers to kitchen, ensuite and bathrooms
- ✓ Shower niche to ensuite & bathroom
- ✓ \$15,000 First Home Owners Grant

### Estate Features:

- ✓ Foreshore Park: about 1.8km
- ✓ Boat Ramp: about 1.9km
- ✓ Deception Bay Shopping centre: about 4.3km
- ✓ Deception Bay State School: about 3.7km
- ✓ Deception Bay State High School: about 5.4km
- ✓ Christ The King Catholic Primary School: about 2km
- ✓ Bus Stop: about 450m walk
- ✓ Costco Wholesale: about 8.6km



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