



FLYNN 19

Contemporary 1 or 2

**TURN KEY
FIXED PRICE:** \$476,000

Lot 77 (350m²)
Birchwood Street, Park Ridge QLD 4125
Birchwood Estate

HOUSE PRICE: \$255,000

HOUSE SIZE: 176.5m²

LAND PRICE: \$221,000

REGISTRATION: Forcast April 2021

 4  2  2  1

INCLUSIONS

- Roller blinds and fly screens
- Split system air-conditioners
- NBN connection including data points
- 6 year structural warranty
- Soft close cupboards and draws
- Designer tiles and splash back
- 'A' grade wintergreen turf

*Artist impression only, all inclusions are as per Specifications of Works. Correct as of 05/05/2021

Flynn 19

4  2  2  2  1



INCLUSIONS

Luxury living throughout

- Contemporary 1 or 2 Facade
- Keyless entry
- Home automation and smart wiring
- 2590mm ceilings
- Bluetooth speakers to living room
- LED lights & roller blinds
- Ceiling fans
- 2 x Split system air-conditioners
- Light switches with LED indicators
- NBN connection including 2 data points
- 600 x 600mm ceramic floor tiles
- Quality range carpet
- Mirror & vinyl robe sliders
- Fly screens to all windows and sliding glass doors
- Up to 280 Litre electric heat pump
- 6 year structural warranty

Kitchen, Bathroom & Ensuite

- 20mm engineered stone benchtops
- LED light strip below overhead cupboards
- 1200mm LEDlux Pendant Light to Island Bench
- Floor to ceiling tiles to all ensuite and bathroom
- Soft close cupboards & drawers
- Undermount double bowl kitchen sink
- ARTUSI 600mm appliances & dishwasher
- 600 x 300 tiled niches to showers
- Benchmark vanity basins
- Designer tiles & splash backs

External Features

- Exposed aggregate driveway & front path
- Full Landscaping up to 400m² block size
- 'A' grade wintergreen turf
- Colorbond roof, fascia and gutters
- Full render entire home
- Letter box with street number
- Timber fencing & gates
- 2 external taps

*Artist impression only, all inclusions are as per Specifications of Works. Correct as of 05/05/2021