



Coastal Hamptons façade\*

## FLYNN 19

Contemporary 1 or 2

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**TURN KEY  
FIXED PRICE:** \$489,000

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Lot 86 (406m<sup>2</sup>)  
Birchwood Street, Park Ridge QLD 4125  
Birchwood Estate

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**HOUSE PRICE:** \$255,000

**HOUSE SIZE:** 176.5m<sup>2</sup>

**LAND PRICE:** \$234,000

**REGISTRATION:** Forecast 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 400m<sup>2</sup> 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

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