



ORBIT HOMES

FIXED PRICE H&L PACKAGE



FLOORING,  
DUCTED A/C,  
STONE BENCHTOPS  
TO KITCHEN,  
CLOTHESLINES  
LETTERBOX &  
DRIVEWAY

26sq



\$654,988

### Stradbroke 237 (Nordic)

Lot 123, New Road  
Yarrabilba Estate, Yarrabilba

Land Size: 448m<sup>2</sup>

#### Inclusions:

- Fixed site costs including rock removal
- Steel Frame & Colorbond Roof with Sarking
- Caesarstone to Kitchen, Bathroom & Laundry
- 2590mm High Ceilings
- 900mm European ILVE Kitchen Appliances
- 600 x 600 Porcelain Tiles to Common Areas
- Carpet to Beds & MPR
- Ducted Air Conditioning
- LED Downlights to the entire home
- Slab to Alfresco
- Fans to all Bedrooms & Alfresco Area
- 5.2KW single phase Solar
- No Retaining included (if required)



Contact: **Brendan Lee**

E [brendan.lee@orbithomes.com.au](mailto:brendan.lee@orbithomes.com.au)

M 0488 093 381



Orbit Homes Australia Pty Ltd • CDB-U 50505 • Orbit Homes Queensland Pty Ltd QBSA LIC 716019 • Facade illustrations are used as a guide only, excludes some feature material. Internal photographs are for visual purposes only. Upgraded fixtures, fittings and design items may be shown, these can be selected at additional costs, please refer to a sales consultant for further information. Price excludes timber floors, dishwasher, decks, pergolas and BBQs. Customer connection fees to power and telephone not included. Prices subject to change without notice. Progress payments on construction. Refer to display extras list for optional extras. Not to be used with any other offer. Package pricing excludes stamp duty and costs. Fixed slab and site costs excludes Re-establishment Survey, Retaining Walls, Screw Piles, Build over Easement applications, Sewer Tie Cutback (if required), N3 or N4 Wind Rating, Tree Removal, Footpath and Crossover repairs, Traffic Management. Excludes excavation and removal of any rock, deep sewer connections and re-pegging to block, if required. House and land package total price may include developer incentives & rebates and any builder referral fees at the time of issue. Developer incentives & rebates and any builder referral fees may be withdrawn at any time to the discretion of the land developer. Landscaping, Fencing, BAL & Acoustic requirements are included as Allowance Only in all packages. Please refer to a Sales Consultant for further information on these items.



Land price = \$291,000 | Date created 24/04/2024 | Valid for 60 days.

# YARRABILBA ESTATE

Orbit Homes Display Centre  
Yarrabilba, Queensland

