



Last chance to secure this perfectly located, Stunning House & Land Package

## 6B Alawa Avenue, Modbury North

### CONTACT AGENT

The last chance to secure one of these magnificent properties perfectly situated less than 500 metres from Tea Tree Plaza, the O'bahn interchange & a range of other amenities and with up to \$40K in government grants available (for eligible buyers) there's never been a better time to purchase one of these custom designed 3-bedroom 2 storey family homes, to be constructed by the multiple HIA award winning builder, New Creation Group.

With completed development approval these stunning homes are ready for construction, meaning the hard work is already done for you, plus buying off-the-plan will save you thousands in stamp duty. Being a turn key building package there's little else for you to do other than move in upon completion & admire your stunning new surroundings. With a list of premium inclusions such as 2.7mtr ceilings throughout, Alfresco under the main roof, 1st floor balcony & upgraded facade you're sure to be the envy of all your friends .

Some of the featured inclusions you'll receive:

- 2.7 metre ceilings throughout
- Dual living areas + Upstairs study
- Covered Alfresco (under main roof)



3



2



1

<b>Property ID:</b>	L3811122
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	185
<b>Garages:</b>	1
<b>Land Area:</b>	242.0 sqm

**Richard Eversen**  
0474472226  
richard.eversen@northeast.rh.com.au

- First floor balcony
- Feature brick piers
- Decorative timber cladding
- PGH Brick upgrade
- Decorative feature entry door
- “Timber Look” Garage door
- Upgraded Tiled roof

\*Home will be constructed as per the approved development plans, conditions & requirements. For a full list of turn-key inclusions, exclusions and all building inclusions please contact Richard Euersen of Raine & Horne North East.

- The current House & Land from \$455,000 is based on the vendors current build selections & inclusions and may be subject to change. Any changes to internal/external finishes as per your own private selection at the time of signing the final build contract with new creation group may incur additional premiums or credits .