



LOT 122 BRIODY GROVE ESTATE - TORQUAY

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| LAND PRICE | \$569,000.00 |
| LAND SIZE | 366m ² |
| HOUSE PRICE | \$383,524.00 |
| TOTAL HOUSE SIZE | 208.98m ² |



\$952,524.00

HOUSE & LAND PACKAGE

TURNKEY INCLUSIONS

- Up to 8 Star Energy Efficient Home
- Double Glazed Aluminium Windows
- Floor Finishes Throughout
- Colorbond Metal Sheet Roofing
- Remote Control Panel Lift Garage Door
- Designer Fittings and Fixtures
- Kitchen Appliances incl. Dishwasher
- Stone Benchtops to Kitchens and Vanities
- Heat Pump HWS
- Select from a range of Designer Colour Schemes
- 3 Coat Paint System
- Windows Furnishings and Flyscreens
- RC Spilt System to Living and Bed 1
- 300mm Waffle Pod Concrete Slab for superior strength and insulation
- Landscape Package
- Clothesline
- Letterbox

Please note Exclusions

- Site works in excess of 400mm over building area
- Bored piers to waffle slab - site specific dependent upon site classification (soil test) and engineering
- Assumes site is fully serviced (by developer) allotment for power, water, sewer, stormwater and NBN

Note: Land is available at time of this brochure production, but is not guaranteed. House build price is subject to site survey and geotechnical testing, and may occur further foundation costs. Price is accurate as of 21st April 2026



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