

# House and Land Package



- ✓ Stone benchtops throughout
- ✓ Tiled flooring throughout
- ✓ kitchen overhead cupboards

**MyStyle**  
homes

## MyCastle Luxe 235 Lot 88 Lakefront Boulevard, Yungaburra

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### MyCastle Luxe 235

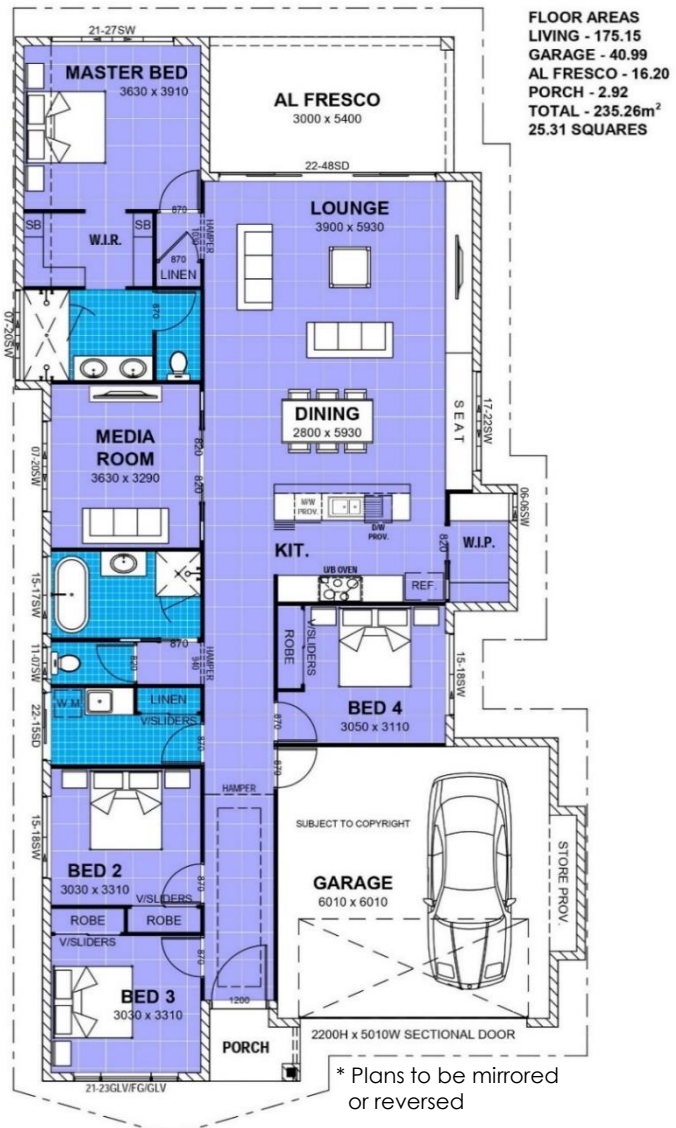
- MyHome dimensions 12.67m wide and 24.93m deep
- Lot 88 Lakefront Boulevard – 797m<sup>2</sup>
- Resort facade with timber features
- 4 bedrooms with built in robes
- Open plan kitchen, living and dining
- Separate media room
- Master suite with open ensuite and separate WC
- Freestanding bath in main bathroom
- 20mm stone benchtops throughout
- Tiled throughout including media
- Custom made soft close cabinetry
- Window seat cabinetry
- 25-degree roof pitch
- Oversized double garage
- Modifications available to suit you
- Plans to be mirrored or reversed\*

**Everything Listed Fixed Price**

**\$737,006\***

**Contact Us On**

**(07) 4051 0510**



Plans and images are for illustration purposes only. Floor plan and elevation as shown above are an artist's impression only and do not form any part of the contract to build. Standard plans and specifications take precedence over any design, elevation or brochure. Price does not include stamp duty, registration fees, additional costs that may be incurred under the Building Contract or further requirements to purchasing land in Queensland. Any incidental fees associated with the acquisition of land or a home or the construction of a home is the responsibility of the purchaser. These designs are copyright to MyStyle Homes Pty Ltd, QBCC No. 1199456

\* Prices Based on C1 Wind Rating and S class Soil rating. Valid until 28<sup>th</sup> February 2025.

## Fixed price MyPackage inclusions

- ✓ Solar block / light or dark grey tinted glass is the most cost-effective way to reduce the heat and glare off the sun, like a pair of sunglasses for your home
- ✓ Energy efficient LED downlights in tri-colour (cool white, warm white or day light)
- ✓ A grand entrance 1200mm wide hinged door (14 options available)
- ✓ Tiled throughout including porch, alfresco, bedrooms and media
- ✓ Panasonic cooling only air conditioners throughout
- ✓ 20mm Dekton or Caesarstone benchtops throughout (28 colour options available)
- ✓ Kitchen features
  - Custom made cabinetry
  - Overhead cabinetry
  - Kitchen island feature lights (12 options available)
- ✓ 900mm wide Westinghouse, Smeg or AEG kitchen appliances
  - ✓ 900mm wide cooktop
  - ✓ 900mm wide rangehood
  - ✓ 900mm wide oven
- ✓ Walk in pantry cabinetry and separate shelving
- ✓ Custom made soft close cabinetry throughout including window seat cabinetry
- ✓ Built in laundry cabinetry with 2 linen cupboards
- ✓ Diamond grille safety screens
- ✓ Master suite with open ensuite featuring his and hers basins and showers with a separate WC
- ✓ Freestanding bath in the main bathroom
- ✓ 1250mm fully moulded composite 3 blade fans (3 colours available)
- ✓ 2 coat external render in granite finish
- ✓ Digital TV antenna with 2 TV points and twin fold down clothesline and letterbox
- ✓ 50m<sup>2</sup> of exposed aggregate driveway including kerb cutout

