

# House and Land Package



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



## MyTropicana 217 Lot 174 Lakeshore Court, Yungaburra



### MyTropicana 217

- MyHome dimensions
- 12.87m wide and 23.97m deep
- Lot 174 Lakeshore Court – 797m<sup>2</sup>
- Flexibility choice with traditional, modern or resort facades available
- 4 bedrooms with built in robes
- Open plan kitchen, living and dining
- Master suite with open ensuite
- 20mm stone benchtops throughout
- Custom made soft close cabinetry
- Custom-made walk-in robe
- 25 Degree roof pitch
- Oversized double garage with storage provision
- Modifications available to suit you

**Everything Listed Fixed Price**  
**\$692,157\***  
**Contact Us On**  
**(07) 4051 0510**



FLOOR AREAS	
LIVING	- 157.37
GARAGE	- 40.40
AL FRESCO	- 15.57
PORCH	- 3.89
<b>TOTAL</b>	<b>- 217.23m<sup>2</sup></b>
	<b>23.37 SQUARES</b>

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 31<sup>st</sup> December 2024.

## 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 family room
- ✓ 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
- ✓ Dedicated Tech Zone
- ✓ Diamond grille safety screens
- ✓ Master suite with open ensuite featuring his and hers basins and showers
- ✓ 1250mm fully moulded composite 3 blade fans (3 colours available)
- ✓ Digital TV antenna with 2 TV points
- ✓ Twin fold down clothesline and letterbox
- ✓ 50m2 of exposed aggregate driveway including kerb cutout