

MODBURY

24 Grenache Avenue



BEST OFFER

3 Bed + study | 2.5 Bath | 2 Car



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SUPERB FAMILY FRIENDLY LOCATION

Stylish modern new home overlooking a lovely park.

Buyers will be very impressed with this new homes. The architect has designed the home to showcase the unique and exciting outlook over the park at the back of the homes. The ultimate in luxury and peaceful living.

BRIA CONSTRUCTIONS: Being built by an extremely good local second generation builder. This is a builder of whom I have sold for many times over the past 20 years. They pride themselves in their work and their experience of 2 generations of building homes and this definitely shows in the homes they build.

Top quality fixtures and finishes throughout with everything except curtains included.

SO MUCH NATURAL LIGHT TO ALL ROOMS.

2 undercover carports, 1 garage and 1 carport.

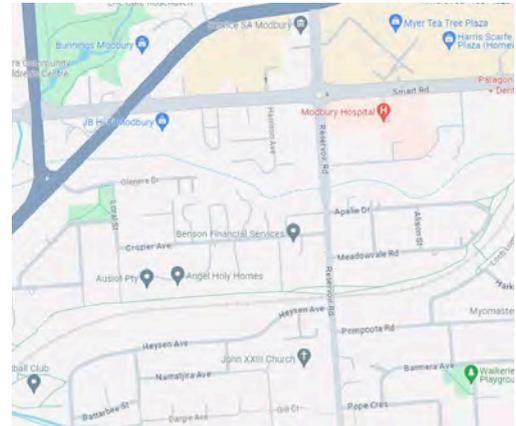
AWESOME ARCHITECTURAL MODERN EXTERIOR DESIGNS. SO SPECIAL. A GREAT MIX OF TEXTURES AND COLOURS.

House 2 \$695,000
Total house size of 184.6m²
3 bedrooms, 2.5 bathrooms
Study area, 2 carports.

So many extras and the quality is excellent.

- Custom designed and built kitchens and joinery.
- Stone bench tops throughout
- Ducted reverse cycle air conditioning with zone control
- 2.7m high ceilings
- Fully landscaped with irrigation system
- Alarm system
- Huge balconies
- Matte black tapware
- Termite protection
- Letterbox
- Clothes line
- Water tanks
- + Much more

Superb family friendly location to enjoy for many years. Only a short walk to trendy Tea Tree Plaza Shopping Centre with cool shops and restaurants. Such a great vibe!



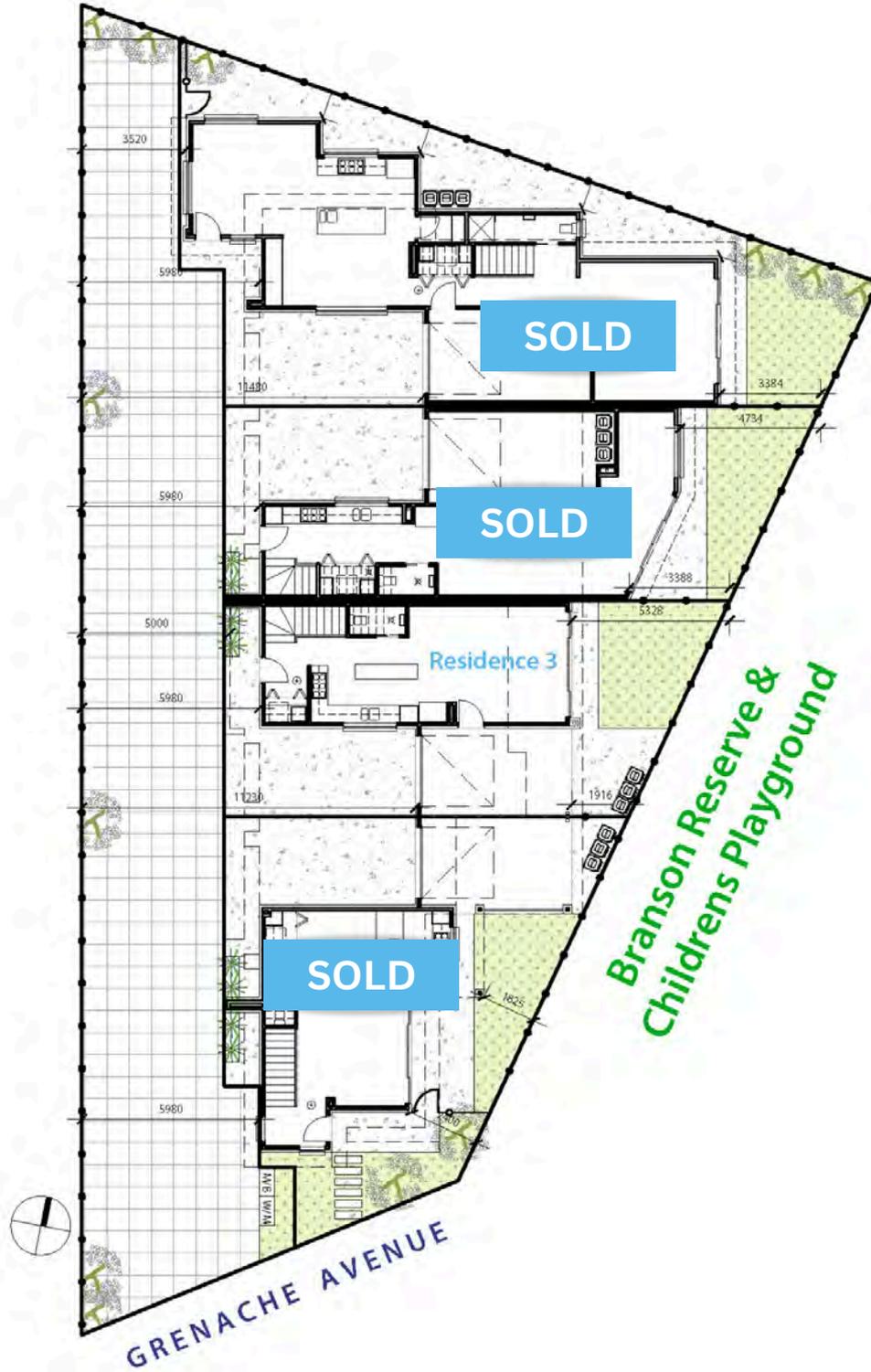
CONVENIENT LOCATION

- ▶ 290m to Stop 40 North East Rd
- ▶ 1.1 km to Bunnings Modbury
- ▶ 1.1 km to Modbury Hospital
- ▶ 1.2 km to Body Fit Training Modbury
- ▶ 1.2 km to Modbury West School
- ▶ 1.8 km to Tea Tree Plaza
- ▶ 1.8 km to Hoyts Cinema TTP
- ▶ 1.9 km to Modbury High School
- ▶ 2.4 km to Solandra Wetlands

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SITE PLAN



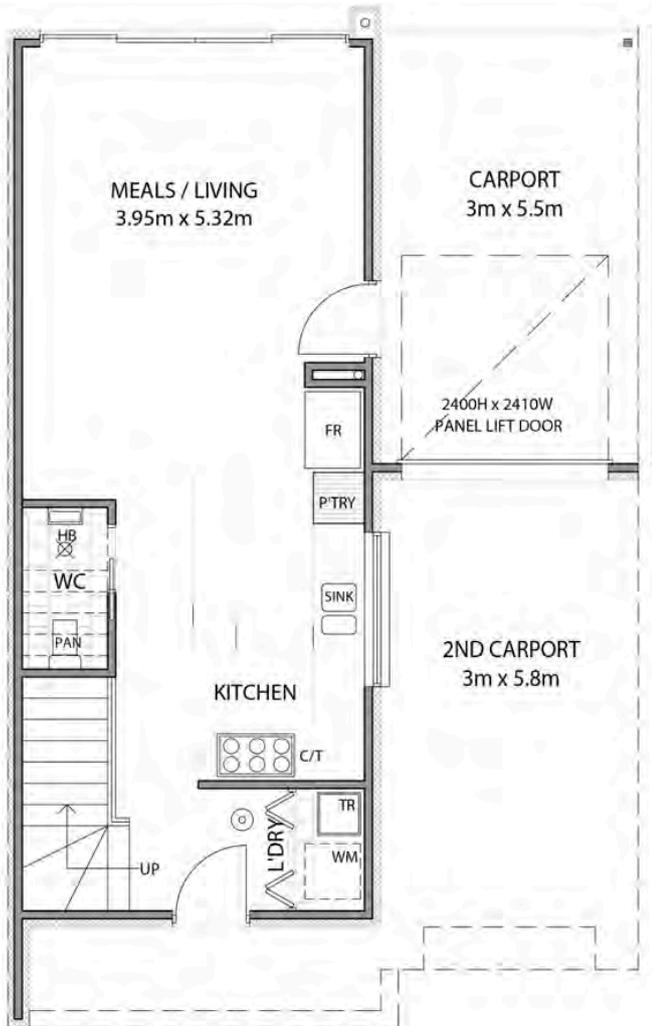
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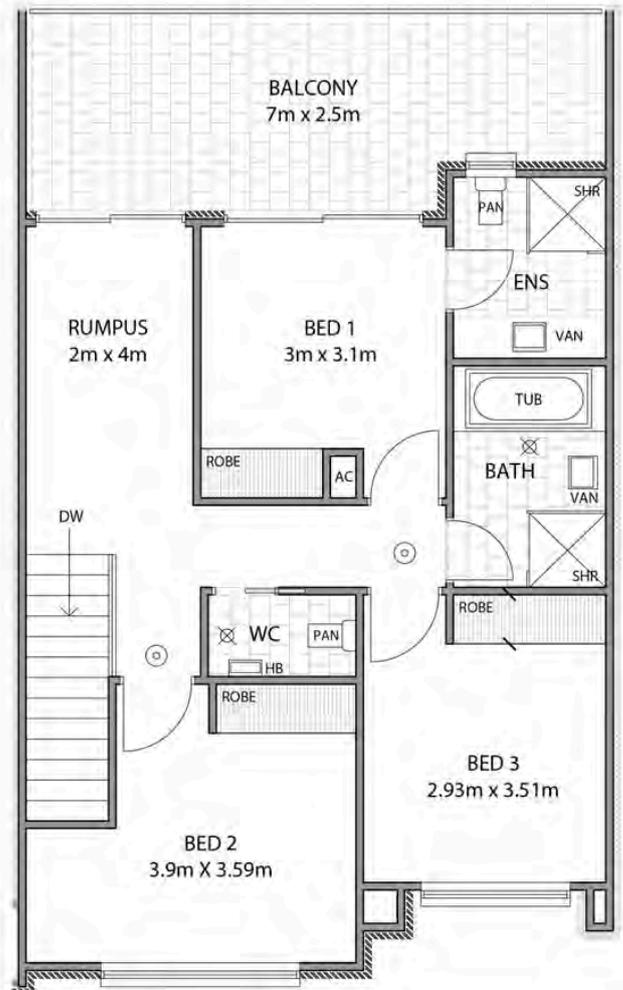




DWELLING 3



Lower level



Upper level



Lower Living	46.10
Upper Living	67.70
Carport	15.10
2nd Carport	17.40
Porch	01.00
Balcony	18.00

TOTAL 165.30

SPECIFICATIONS



GRENACHE- SPECIFICATIONS

MARCH 2024

PLEASE NOTE:
IMAGES ARE EXAMPLES ONLY.
SELECTIONS, COLOURS AND FINISHES MAY VARY DUE TO AVAILABILITY.
COLOUR VARIATIONS MAY APPLY (AND NOT LIMITED TO); TIMBER FINISHES,
PAINT, TILES, STONE, AGGREGATE AND PAVERS
SPECIFICATION - 4FRONT PROPERTY DEVELOPMENTS





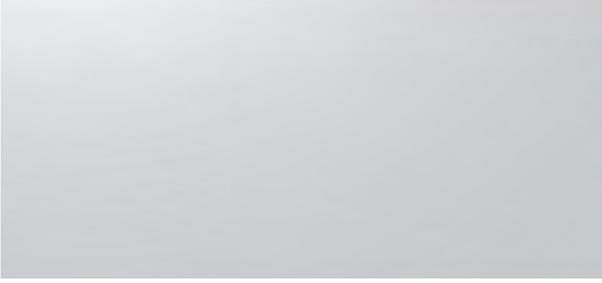
FRONT DOOR

- HUMES XLR500
- STAINED CLEAR



FRONT DOOR HANDLE

- OBLONG PULL HANDLE
- SQUARE SINGLE CYLINDER DEADBOLT
- MATT BLACK



INTERNAL DOORS

- HUMES READICOATE 2340
- PAINTED- SEE COLOURS



INTERNAL DOOR HANDLES

- GAINSBOROUGH LIANNA
- GAINSBOROUGH CAVITY SLIDER SET
- PRIVACY TO BEDROOM 1 AND WET AREAS
- CHROME

GARAGE DOOR DEADBOLTS

- GAINSBOROUGH DOUBLE CYLINDER DEADOLT- ROUND- CHROME



DOWNSTAIRS MAIN FLOOR

- KITCHEN
- LIVING
- ENTRY

TIMBER LAMINATE



CARPET

- BEDROOMS
- WALK IN ROBE

**BEACHFRONT RANGE
ON 10MM FOAM UNDERLAY**





WET AREA FLOOR TILES

- ENSUITE
- BATH
- LAUNDRY
- WC

600X600

MATT PORCELAIN

STACKBOND

SKIRTER TO LAUNDRY AND WC

GEM CHARCOAL



WET AREA WALLS

- ENSUITE
- BATH

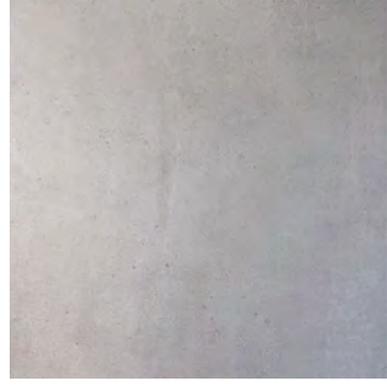
WHITE GLOSS CERAMIC

300X600

STACKBOND

HORIZONTAL

TO 2100 HIGH



FEATURE WALL

- ENSUITE
- ONE WALL TO 2100 HIGH

600X600

MATT PORCELAIN

STACKBOND

GEM CHARCOAL



SPLASHBACK

- KITCHEN- D2 AND D3

300X300 SHEET MOSAIC

MATT

VERTICAL STACK

TO OVERHEADS



SPLASHBACK

- LAUNDRY

300x600

WHITE GLOSS

HORIZONTAL STACK

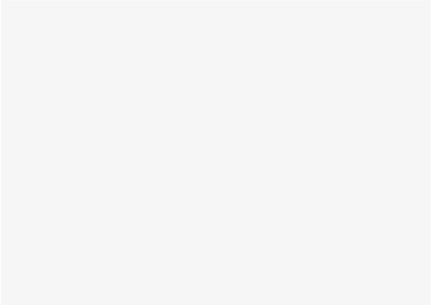
600 HIGH



KITCHEN JOINERY

- OVERHEAD CABINETS
- D3- ISLAND

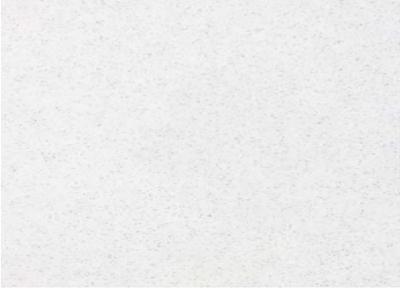
PLANTATION ASH
WOODMATT FINISH
VERTICAL GRAIN



KITCHEN JOINERY

- BASE CABINETS
- JOINERY KICKER
- FRIDGE OVERHEAD CABINETS
- OPEN SHELVING IN PANTRY-
WHITE MELAMINE –D1
- D4-ISLAND

POLAR WHITE
MATT FINISH



KITCHEN AND BUTLER BENCHTOPS

- 20MM ENGINEERED STONE *

WHITE

JOINERY HANDLES

- HANDLELESS

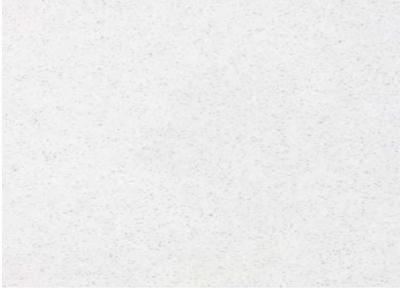
NOTE:CHANGES TO GOVERNMENT LAWS MAY AFFECT
COLOUR SELECTIONS, AVAILABILITY AND PRICING.



BATH AND ENSUITE JOINERY

- CABINETS AND DRAWERS
- HANDLELESS
- TILED RECESSED KICKER

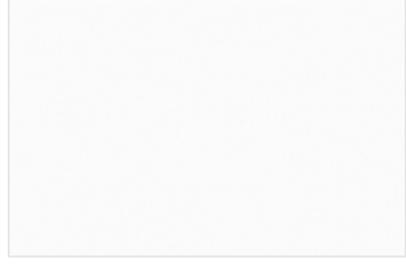
PLANTATION ASH
WOODMATT FINISH
VERTICAL VEIN



BATH AND ENSUITE BENCHTOPS

- 20MM ENGINEERED STONE*

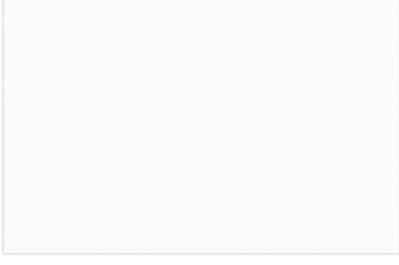
WHITE



LINEN JOINERY-D1

- ADJUSTABLE SHELVING

POLYTEC POLAR WHITE
MATT



LAUNDRY JOINERY

- BASE CABINETS
- BROOM CABINET
- ALLOWANCE FOR UNDERBENCH WASHING MACHINE
- BIFOLD DOORS

POLYTEC POLAR WHITE
MATT



LAUNDRY BENCHTOP

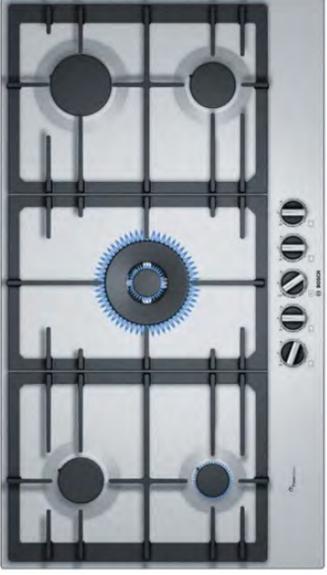
- 33mm LAMINATE

PLANTATION ASH
NATURAL FINISH

NOTE: CHANGES TO GOVERNMENT LAWS MAY AFFECT COLOUR SELECTIONS, AVAILABILITY AND PRICING.



- BOSCH 600 UNDERBENCH OVEN



- BOSCH 900 GAS COOKTOP –D1, D2, D3
- BOSCH 600 GAS COOKTOP- D4



- BOSCH 700 INTEGRATED RANGEHOOD-
D1, D2, D3
- BOSH 600 SLIDEOUT RANGEHOOD- D4



- BOSCH 600
FREESTANDING DISHWASHER



KITCHEN SINK

- TOP MOUNT
- DOUBLE BOWL- D3, D1
- SINGLE BOWL- D4, D2
- ACCESSORIES NOT INCLUDED

OLIVERI



SINK MIXER

- KITCHEN SINK
- MATT BLACK

PHOENIX PINA



LAUNDRY

- TOP MOUNT SINK



SINK MIXER

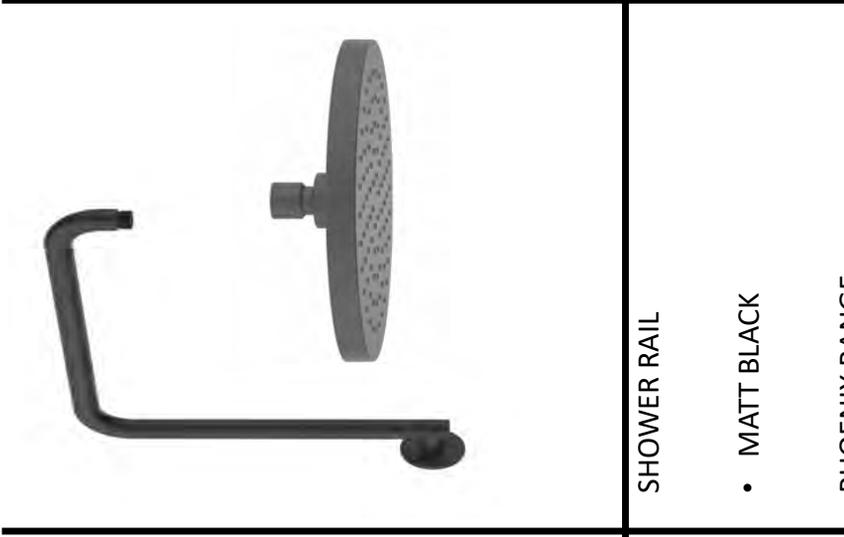
- LAUNDRY MIXER

PHOENIX PINA





INSET BATH



SHOWER RAIL

- MATT BLACK

PHOENIX RANGE



TOILET

ARGENT PACE



SHOWER WALL MIXER

- MATT BLACK

PHOENIX PINA



WALL BASIN MIXER TAP AND SPOUT

- MATT BLACK
- BATH

PHOENIX PINA



VANITY BASIN

- WHITE
- ENSUITE AND BATH
- INSET

SEIMA



VANITY BASIN

- WC

SEIMA
WALL HUNG



BASIN MIXER

- MATT BLACK

PHOENIX PINA



TOILET ROLL HOLDER

- MATT BLACK

PHOENIX RADII



SINGLE TOWEL RAIL

- MATT BLACK
- ENSUITE AND BATHROOM
- 600MM

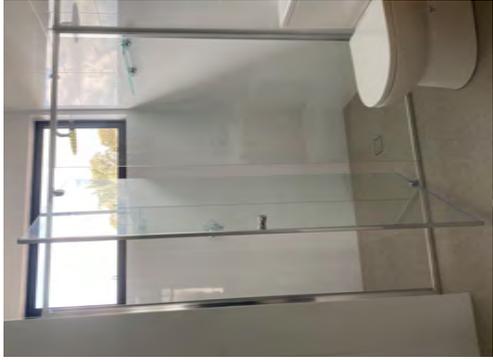
PHOENIX RADII



TOWEL HOOK

- MATT BLACK
- WC

PHOENIX RADII



BATH, ENSUITE, WC MIRROR

- OVER JOINERY TO 1100 HIGH

SHOWER SCREENS

- EXECUTIVE
- CHROME

BUILT IN ROBES

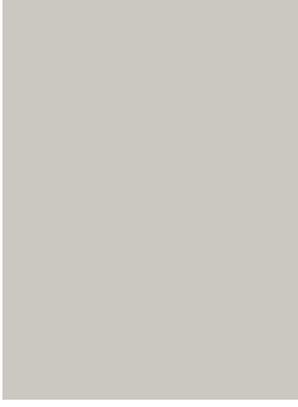
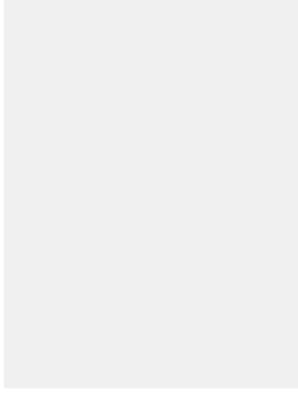
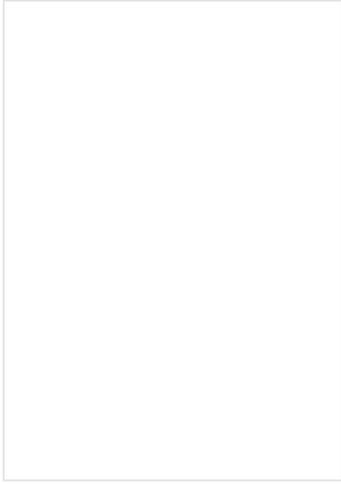
- SLIDING DOOR ROBES
- WHITE DOORS
- SILVER FRAME
- TOP SHELF AND HANGING RAIL

D2- WALK IN ROBE

OPEN SHELVING TO LEFT HAND SIDE

SKIRTING AND ARCHITRAVES

- 90MM SINGLE BEVEL SKIRTING
- 67MM SINGLE BEVEL ARCHITRAVES
- 75MM COVE CORNICE THROUGHOUT
- COLOUR- SEE INTERNAL PAINT COLOURS



INTERNAL PAINT COLOURS

- WALLS
 - DULUX WHITE ON WHITE- MATT
- DOORS, CORNICE, SKIRTING, ARCHITRIVES
 - DULUX WHITE ON WHITE- SATIN ACRYLIC
- CEILING
 - DULUX WHITE ON WHITE- FLAT

EXTERNAL PAINT COLOURS –

- ROOF SURFMIST
- GUTTERS SURFMIST
- FASCIAS SURFMIST
- FLASHING SURFMIST/MONUMENT
- DOWNPIPES FIRST SNOW/MONUMENT
- AXON FIRST SNOW/MONUMENT
- RENDER FIRST SNOW AND VANILLA QUAKE
- WINDOW FRAMES NATURAL ANODIC MATT
- PAVING CHARCOAL
- FENCE MONUMENT
- PANEL DOOR SURFMIST
- CLOTHESLINE MONUMENT
- LETTERBOX MONUMENT
- RAINWATER TANK MONUMENT



INCLUSIONS:

NBN installed with drawer wire. Connection to NBN-fees apply.
Smoke Detectors (hardwired), Alarm System, TV Antenna and Doorbell
Termite Protection
Connection to mains electricity, gas, water and sewer.
Landscaping with irrigation.
Power Pointes- White
Reverse Cycle Zone Ducted Air Conditioning System

PLEASE NOTE:

Selections may vary due to availability-any variations will be similar to those selected.
Colour, pattern and shade variations may apply to; paint, tiles, stone, timber selections.
Images are a guide only.
Chrome sanitaryware option available.



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