

# Property Package Full Turnkey

Tingalpa - Pandanus Place

Lot 17 Pandanus Place Tingalpa QLD 4173



## \$1,199,815

Tingalpa, QLD is the perfect blend of suburban comfort and Brisbane convenience. Located just minutes from the bay and only 13km from the CBD, it offers peaceful streets, family-friendly parks, quality schools, and easy access to shops and transport. With a mix of character homes and modern living, Tingalpa suits families, professionals, and retirees alike. Its welcoming community, green spaces, and growing lifestyle appeal make it one of Brisbane's hidden gems.

|                                   |                                         |
|-----------------------------------|-----------------------------------------|
| LAND PRICE<br>\$750,000           | LAND SIZE M <sup>2</sup><br>397.0       |
| BUILD PRICE<br>\$449,815          | BUILD SIZE M <sup>2</sup><br>179.9      |
| LAND REGISTRATION<br>October 2026 | EST. RENTAL RETURN P/W<br>\$1000/\$1050 |

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# FLOOR PLAN

SINGLE DWELLING

Total Area

179.9 m<sup>2</sup>

4

2

2

The floor plan shows a rectangular building layout. At the top is an Alfresco area (Tiled) leading into a Dining room (Tiled). The Dining room is adjacent to a large Living room (Tiled) which features an A/C Outlet. To the right of the Living room is the Kitchen (Tiled), which includes a DW (Dishwasher), W (Washing Machine), and UBO & RH (Under-Bench Oven & Range Hood). The Kitchen has access to an external PTY (Patio) and OHC (Overhead Cabinet). Below the Kitchen is a central hallway. To the left of the hallway are three bedrooms: Bed 1 (Carpet), Bed 2 (Carpet), and Bed 3 (Carpet). Each bedroom has an A/C Outlet. To the right of the hallway are a Bath, a WC (Toilet), and another Bed 4 (Carpet). The Bath includes a 1500 BTW (Bath Tub/Water) and a Showering Area. The WC is located between the Bath and Bed 4. At the bottom of the plan is a Garage (Conc.) with a concrete floor. A red line indicates a 'Ramp Required Between Entry & Garage Floor To Garage Floor'. The Entry (Tiled) leads from the front Porch (Tiled) into the house. The Porch has a C Box (Cable Box) and is adjacent to a Tiled area. The plan also shows various storage areas (SA), a linen closet (L.C.), and a laundry room (L'dry) with a W/M (Washing Machine) and M/H (Machine). The overall dimensions are 2130x3400.

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

18-08-2026