

# Property Package Full Turn Key

Cosgrove Estate

Lot 864 Salema Circuit Cosgrove QLD 4818



## \$764,988

Not your average community. Far from being just a quiet suburb, Cosgrove has a distinct and infectious energy. It's a community in motion, a place with a real pulse. You can feel it in the air; a vibrant hum that rises from the lively echo of street cricket and the cheerful sounds of backyard get-togethers. The latest precinct, 'Sunset Village', is located on the eastern side of Cosgrove, offering all year-round cool breezes, stunning views of Mount Louisa, natural bushland surrounds and access to green leafy walking paths. The precinct offers lots ranging from 300m<sup>2</sup> to 915m<sup>2</sup> and a new park in walking distance. The precinct will have convenience of connectivity, with a substantial intersection upgrade and new connection to the existing Bayswater Road network. Construction due to commence early 2026 will see over

|                             |                                     |
|-----------------------------|-------------------------------------|
| LAND PRICE<br>\$279,900     | LAND SIZE M <sup>2</sup><br>387.0   |
| BUILD PRICE<br>\$485,088    | BUILD SIZE M <sup>2</sup><br>148.78 |
| LAND REGISTRATION<br>May 27 | EST. RENTAL RETURN P/W<br>ON REQ.   |

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# FLOOR PLAN

## SINGLE DWELLING

Total Area

148.78 m<sup>2</sup>



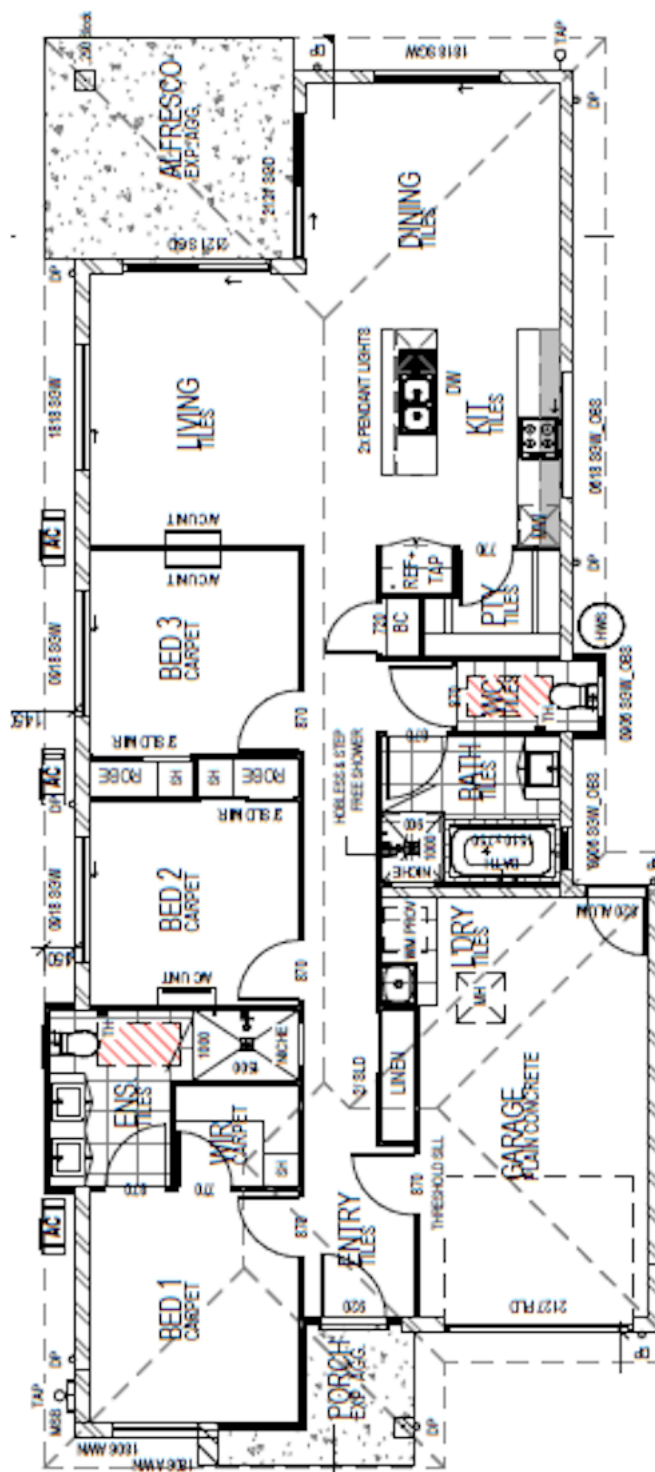
3



2



1



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.