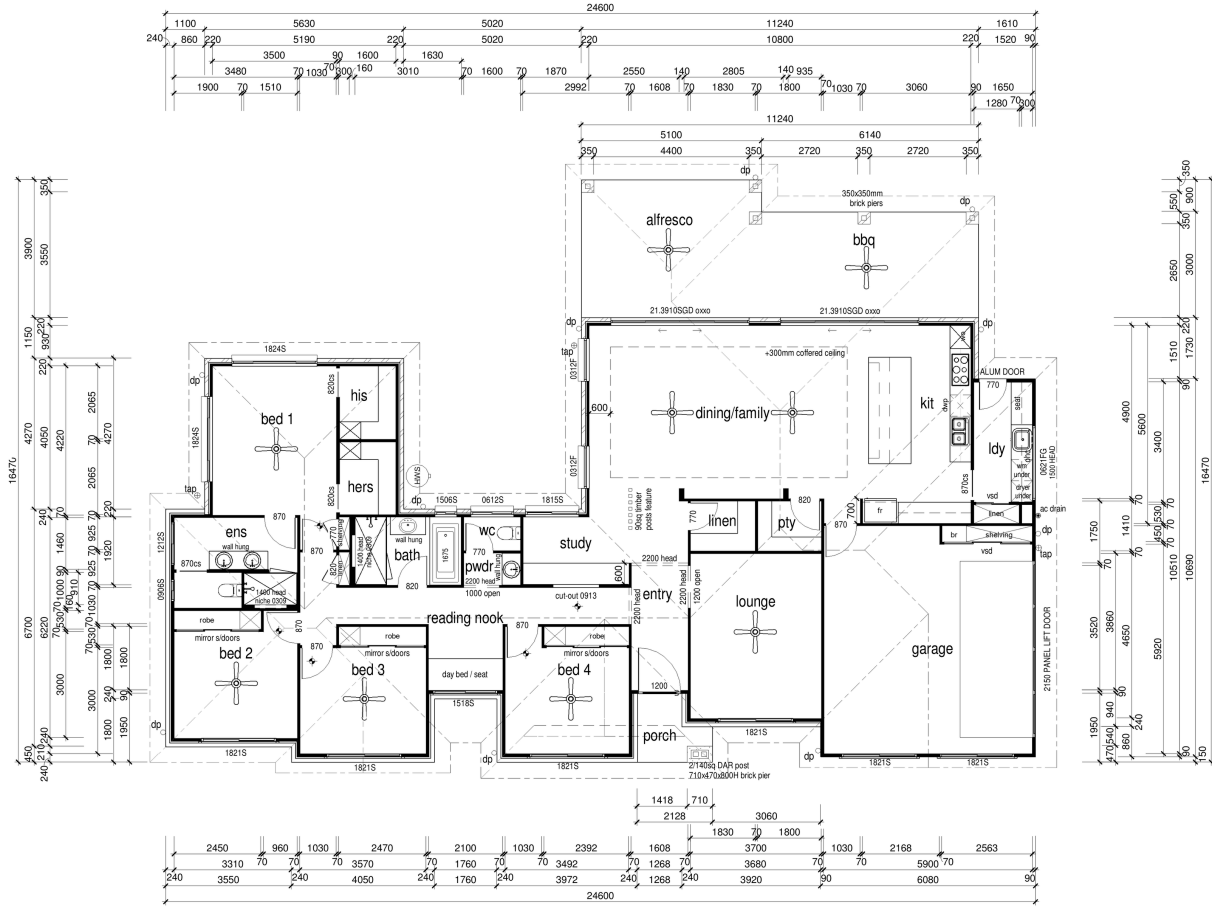
ARDEN VALE

LOT 198 · AURORA HILL

HOUSE & LAND PACKAGE · FOUR BEDROOM + STUDY · 4,458 M² LOT

FLOOR PLAN

All dimensions in millimetres



THE HOME

4	BEDROOMS + STUDY
2	BATH + POWDER
2	LIVING + READING NOOK
2	CAR GARAGE

Living	254.68 m²
Alfresco & BBQ	38.31 m²
Porch	3.34 m²
Total area	**296.33 m²**
Width × depth	24.60 × 16.47 m

FACADE

Artist's impression



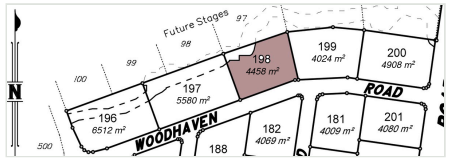
HOUSE & LAND PACKAGE

Including the inclusions listed

$1,282,370

Home $767,370 + Land $515,000

THE LAND



4,458 m² LOT 198

Woodhaven Road, Mount Rascal
Aurora Hill Estate, Stage 2

Includes a 572 m² easement (rear)

Acreage living with the big backyard – kerb & channel roads, footpaths and street trees, on Toowoomba's southern edge.

INCLUSIONS

EXTERIOR

- Linea cladding with rendered base
- Feature gable over entry
- Brick piers to alfresco, BBQ area & porch
- 1200 mm Hume entry door with clear glass
- Panel lift garage door with remote

INTERIOR

- 300 mm coffered ceiling to dining & lounge
- Feature timber posts to study & hall
- Reading nook with day bed seat
- 2 stacking sliding doors to alfresco & BBQ
- Mirror sliding robe doors
- Ducted air conditioning (12.5 kW)
- 9 ceiling fans

KITCHEN

- Custom joinery incl. WIRs & study desk
- 20 mm stone benchtops
- Power to island bench

BATHROOMS & LAUNDRY

- Wall-hung vanities
- Double basins to ensuite
- Powder room
- Shower niches to bath & ensuite
- Extra wall tiling to wet areas
- Laundry with glass door to yard

FINISHES

- Vinyl plank to living areas & halls
- Carpet to bedrooms, robes & lounge
- Tiled porch, alfresco & BBQ area
- Roller blinds to beds, study & family
- Light fittings package & TV antenna

SITE & SERVICES

- Siteworks & engineered slab
- Taylex wastewater treatment system
- 2 × 5,000 gal rainwater tanks with pump
- Exposed aggregate driveway & path
- Turf to house area (500 m²) & letterbox
- R2.0–R2.5 wall & R5.0 ceiling insulation
- Termite, energy report & QBCC fees

34+ YEARS · 2,600+ HOMES · 71 MBA & HIA AWARDS

07 4635 3885 · jen@ardenvale.com.au · ardenvale.com.au

Package price current October 2026 and based on the inclusions shown. Fencing, retaining and landscaping beyond those listed are not included. Land subject to availability. Final price subject to site conditions, council requirements, selections and contract. Plans, renders and lot diagram are indicative only; renders are artist's impressions.