ARDEN VALE

LOT 199 · AURORA HILL

HOUSE & LAND PACKAGE · FOUR BEDROOM + OFFICE · 4,024 M² LOT

FLOOR PLAN

All dimensions in millimetres



THE HOME

4	BEDROOMS + OFFICE
2	BATH + SEP. WC
2	LIVING + MEDIA
2	CAR GARAGE

Living	260.33 m²
Alfresco	24.65 m²
Porch	2.35 m²
Total area	**287.32 m²**
Width × depth	24.68 × 14.66 m

FACADE

Artist's impression



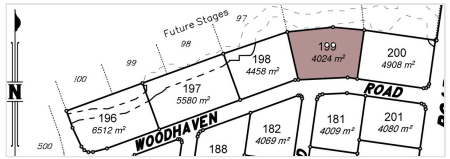
HOUSE & LAND PACKAGE

Including the inclusions listed

$1,325,585

Home $780,585 + Land $545,000

THE LAND



4,024 m² LOT 199

Woodhaven Road, Mount Rascal
Aurora Hill Estate, Stage 2

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

INCLUSIONS

EXTERIOR

- Skillion roofline with feature gable
- Stone-clad entry piers & parapet
- Linea cladding with rendered base
- Brick piers to porch & alfresco
- 1200 mm Hume entry door with clear glass
- Panel lift garage door with remote

INTERIOR

- 2550 mm ceilings
- Media room with 1200 mm barn door
- Separate office
- Mirror sliding robe doors & hall store
- Ducted air conditioning (12.5 kW)
- 7 ceiling fans

KITCHEN

- Custom joinery package
- Butler's pantry
- Power to island bench

BATHROOMS & LAUNDRY

- Double basins to ensuite
- Basin to separate WC
- Shower niches to bath & ensuite
- Extra wall tiling & bath surround
- Laundry with glass door to yard

FINISHES

- Vinyl plank to living areas & halls
- Carpet to bedrooms, robes & media
- Tiled porch & alfresco
- Roller blinds (excluding wet areas)
- 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
- R2.5 wall & R5.0 ceiling insulation
- Termite, energy report & QBCC fees

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

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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.