



## Swagmans Ridge, CHATSWORTH, QLD 4570

Elevated One Acre Home and Land with Sweeping Views!

**4,000.00 square metres,**

The Ferretti 24 design, is perfect for this site!

Lot 64 Swagmans Ridge is one of the last vacant lots in the popular Chatsworth Premier Estate.

This House and Land package is bought to you from the Sunshine Coast leading builder NuTrend Homes. Where we pride ourselves on building excellence and are incredibly passionate about constructing quality homes. We ensure that our clients enjoy a positive building experience while delivering a high quality product with exceptional workmanship and attention to detail.

YOUR LAND:

- 4000m<sup>2</sup>

- Chatsworth Premier Estate

**TYPE:** For Sale

**INTERNET ID:** 22P1683

**SALE DETAILS**

**\$949,000 Package**

**CONTACT DETAILS**

**Elders Real Estate Gympie**

153 Mary Street

Gympie, QLD

07 5482 6444

**Ian Partington**

0407746280

- Just 8 mins drive from Gympie CBD

YOUR HOME:

- 219m<sup>2</sup> living area
- 4 Bedrooms
- Open plan Living/Dining
- 2 Car Garage
- 7 Star Energy Rating
- Private Master Suite
- Walk in Pantry and Linen
- Large outdoor Living

YOUR INCLUSIONS:

- Full Render to entire home
- H class slab allowance
- Driveway allowance
- Colorbond Roof
- 20mm Stone Benchtops throughout
- Remote Garage Door
- Quality fixtures and fittings throughout
- Floor coverings
- Blinds
- 2 x 22,000L Water tanks
- Taylex Sewerage Treatment Plant
- Ducted Air-Conditioning
- 7 Star Energy Rating
- NCC compliance

There's something special about standing on this property and looking out across the rolling hills of Chatsworth - space and a sense that you've arrived somewhere worth calling home.

Set high within one of Gympie's most sought after new rural residential estates, lot 64 Swagmans Ridge, Chatsworth offers an acre of elevated land where outlook and lifestyle take centre stage. From sunrise coffees to golden hour sunsets, the views stretch wide and uninterrupted, capturing the natural beauty that makes Chatsworth so tightly held.

This is a neighbourhood defined by quality. Chatsworth Premier Estate has fast become home to Chatsworth's largest and most impressive new residences, a reflection of both the scale of the land and the confidence buyers have in the future of this address. Here, space isn't a luxury, it's the standard.

What We Like:

- \* Underground power. NBN ready.
- \* VIEWS!
- \* Level building site saving on home building costs.
- \* Just 8 mins from Gympie.

Call Ian Partington 0407 746280.

Established in 1839, Elders Real Estate Australia boasts a legacy spanning 187 years. With a rich history of excellence and a track record of success, we pride ourselves on our award-winning agency profile, which showcases over a century of combined experience in assisting our valued clients.

Our team is dedicated to delivering unparalleled service, leveraging our extensive knowledge and expertise to meet the unique needs of each individual we serve. Whether you're selling, buying, or investing in real estate, you can trust in our time tested tradition of professionalism, integrity, and results.

- Land Area 4,000.00 square metres

