

7b Pierre Road, Modbury

An Exceptional Home & Land Package, Crafted for Luxury Living

Presented as a fixed price turnkey home and land package, 7B Pierre Road offers the opportunity to secure a brand new home with quality finishes throughout. With the neighbouring property at 7A already sold off market and completion estimated in mid 2027, now is the time to secure 7B ahead of completion and construction price rises.

No Stamp Duty & First Home Owner Grants Available for First Home Buyers - Subject to Eligibility

A distinctive Curved porch and stone facade set the tone for this home with thoughtful design and carefully chosen finishes. With 2.7m ceilings, plenty of natural light and bespoke finishes throughout, the home feels open, bright and thoughtfully put together.

The master suite offers a place to retreat at the end of the day with floor to ceiling windows bringing in natural light, a walk in wardrobe providing ample storage and pendant lighting adding a finishing touch. The ensuite continues the same level of detail with dual vanities, stone benchtops and floor to ceiling tiles. The additional bedrooms

4 2 2

FOR SALE
$1,100,000 - $1,150,000

VIEW
By Appointment

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are equally well considered with mirrored built in robes and carpeted floors. In the main bathroom floor to ceiling tiles, black tapware and a fluted freestanding bath set against a feature niche wall bring the design together, with each finish chosen to complement the next.

The kitchen makes a statement with its waterfall island, expansive benchtops and a five seat breakfast bar, finished with a feature pendant light overhead. A considered mix of stone and timber contrasting finishes brings depth to the space, complemented by quality appliances, including a five burner gas cooktop and an oversized butler's pantry with additional storage and a dishwasher. Flowing through to the open plan living and dining area, herringbone flooring adds another layer of detail while the gas fireplace and bespoke built in shelving create a natural focal point.

Extending the living space outside through the sliding doors, the alfresco is ready for everything from relaxed weekends to evenings with family and friends with an outdoor sink and gas connection for a well equipped outdoor kitchen. Low maintenance landscaping and a fully fenced yard complete the outdoor setting, with an electric entry gate securing the driveway and double length garage, along with additional off street parking.

Set in Modbury the home offers easy access to shopping at Westfield Tea Tree Plaza and is zoned for Modbury West School and Modbury High School. Combining a brand new home with the convenience of an established suburb.

Features & Inclusions
- Fixed price turnkey home and land package
- 2.7m high ceilings
- Herringbone flooring throughout the main living areas
- Carpeted bedrooms
- Master suite with walk-in wardrobe and ensuite
- Engineered Stone benchtops throughout
- Premium appliances
- 5 burner gas cooktop and butler's pantry with dishwasher
- Built-in cabinetry and gas fireplace
- Floor to ceiling bathroom tiles
- Well appointed laundry with ample storage
- Alfresco entertaining area with ceiling fan and outdoor kitchen
- Low maintenance landscaping
- Fully fenced with electric entry gate
- Double length garage with automatic door
- Ducted reverse cycle air conditioning

Important Information: This property is offered as a home and land package for a proposed new residence at 7B Pierre Road, Modbury. Photographs depict a previously completed home by the same building company and are provided for illustrative purposes only. While the images showcase a closely matching floor plan, finishes, fixtures and inclusions, the proposed residence differs in that this is a mirror image of the completed home. The front room is a bedroom in the completed vs a second living room near the entry as per the photograph and features an alternative main bathroom layout.

$1,100,000 - $1,150,000

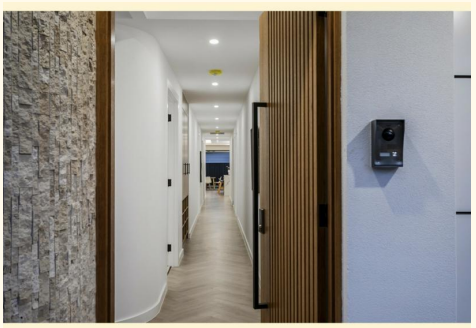
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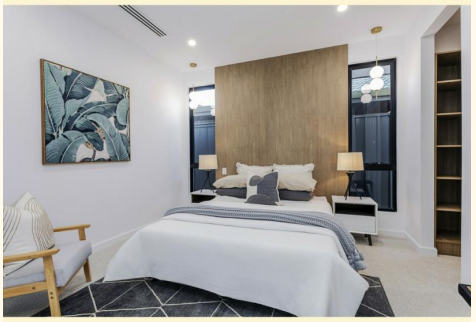
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MORE DETAILS

Property ID	61VFFDJ
Property Type	House
House Size	200 m2
Land Area	335 m2
Including	Ensuite Toilets (2)











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200m²	147m²	11m²	36m²	6m²
TOTAL	Living	Alfresco	Garage	Porch

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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