

31 Merryvale Cct, Lilywood, QLD 4513

\$720 wk

House 4 2 2



Brand New Home - Lilywood Estate

Situated in the sought-after Lilywood Estate, this four bedroom home offers modern comfort and low maintenance living, ideal for families or professionals. Featuring high ceilings, air conditioning and quality finishes throughout, the home is designed for easy everyday living.

Open for Inspection

By Appointment.

A separate carpeted media room sits at the front of the home, providing a second living space or quiet retreat. The master bedroom includes a walk in robe, ceiling fan and a private ensuite with double vanity, shower and toilet.

The open plan kitchen, dining and living area forms the heart of the home, complete with a large island bench, electric cooktop, spacious oven and room for a double fridge. A butler's pantry with sink and dishwasher adds extra convenience. Ceiling fans are fitted throughout for added comfort.

Sliding doors with soft flowing curtains open to a covered alfresco area, creating a seamless indoor outdoor flow while overlooking the low maintenance yard. Three additional bedrooms, all with built in wardrobes and ceiling fans are serviced by a main bathroom with bath, shower and a separate toilet.

Additional features include a double remote garage and an internal laundry with external access. Located in a growing, family friendly community close to schools, shops and transport.

Property Features:

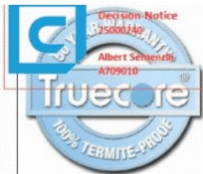
- Completed April 2026 - CMA Homes build
- Air conditioning and ceiling fans throughout
- Separate media room
- Open plan living and dining
- Modern kitchen with island bench + butler's pantry
- Master with walk in wardrobe and ensuite
- Three additional bedrooms with built in wardrobes
- Main bathroom with bath and separate toilet
- Covered alfresco and low maintenance yard
- Double garage with remote control door
- Internal laundry with outdoor access

Listed By

Greg Booker
Phone: (07) 3204 4666
Mobile: 0403 340 244

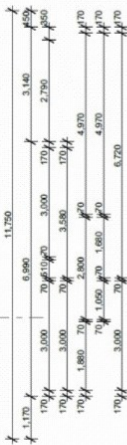


Floorplan



2590 GF CEILING | M (310H) SLAB | N2 WIND

- CONTENTS:**
 UNO - Unless noted otherwise
 JJA - Joinery Height (Head Height)
 ACC - Autoclaved Aerated Concrete
 WS - Max Sinks Water Stop
 FW - Floor Waste
 SFW - Smart Floor Waste
 TSW - Tread Smart Waste
 FGP - Fixed Glass Panel
- CONVERSIONS:**
 1:80 - 0.51" - 1.30%
 1:50 - 1.19" - 2.99%
 1:80 - 0.72" - 1.82%
 1:10 - 3.93" - 9.94%
 1:4 - 4.09" - 7.14%
 1:4 - 14.04" - 25%

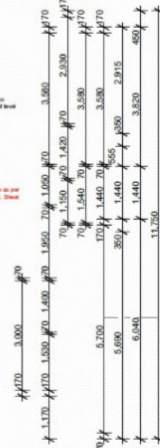


R3.0 CEILING BATTS TO ROOF AREA (INC. GARAGE & OUTDOOR AREAS)

ALL EXTERNAL CONCRETE TO ALFRESCO & PORCH TO HAVE **Min. 1:100 FALL BY CONCRETE. CONCRETE TO FALL ACCORDINGLY**

AAC CONSTRUCTION:
75mm AAC, 25mm Batten, 70mm Stud

60mm (R1.3) Anticon Lightweight Blanket to Roof Area



FLOOR AREA	
NAME	Area (m ²)
ALFRESCO	9.64
MAIN	184.30
PORCH	4.09
	198.03 m ²

Refer to inclusions for discrepancies, signed inclusions supersede plans. 3D Renderings are for illustration only & may not reflect floor plan, inclusions or colour selection. 3D & Elevations are to be used as a guide only, refer to colour selection for doors, s& windows, finishes & electrical.



PROPOSED IASPIRE (MOD), SINGLE STOREY DESIGN
 FOR:
 AT: LOT 672 (31), Meryvale Circuit
 Lilywood, MBRC, 4513

DATE	DRAWN	DESCRIPTION
09.04.25	LC	CONSTRUCTION
14.03.25	LC	TENDER (REVIEW)
26.02.25	LC	TENDER (AMENDED)

CLIENT'S INITIALS: _____
 BUILDER'S INITIALS: _____
 DATE: ____/____/2025

7_Floor_Plan
 SCALE 1:100 | ISSUE 9/04/2025
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