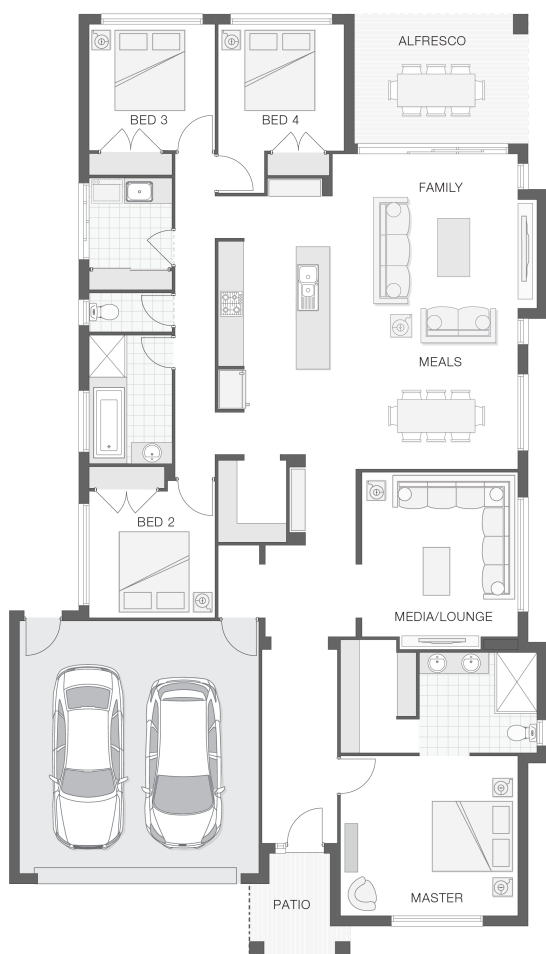


The Orion

4 2 2 26 sq

Facade name: Karin

House Plan:



LOT #12

Balwarra Heights

Address: Ironbark Terrace, Grafton, 2460



821 m²

House and land package price:

From **\$429,500***

About package:

The Brampton home design is clever, comfortable and classy. The open plan design lends to interactive family living with the open plan living, dining and alfresco entertaining space, while the bedrooms all achieve good separation and privacy. The master retreat has a well-appointed ensuite and walk-in-robe and is generous in size. The study or home office is versatile and conveniently located alongside the main living zone. This home offers the best in style and comfort for the smaller family.

This house and land package is designed to give you a price guide for a particular style of home on a block of land, and is subject to soil and contour tests. We can assist you with an alternative Adenbrook design and block, then customize a package to suit your individual needs and budget.

To view this and our complete range of designs please visit our website:
<http://www.adenbrookhomes.com.au/homes>

Contact our New Home Consultant Niki Whelan on 0412 797 925 at Adenbrook Homes today to further customize this package to suit your needs or for more information about realizing the dream of owning your very own new home. For more details visit our display home OPEN 7 DAYS, 10am to 4pm at: 13 Zenith Avenue, Sandy Beach (02) 6653 6942.

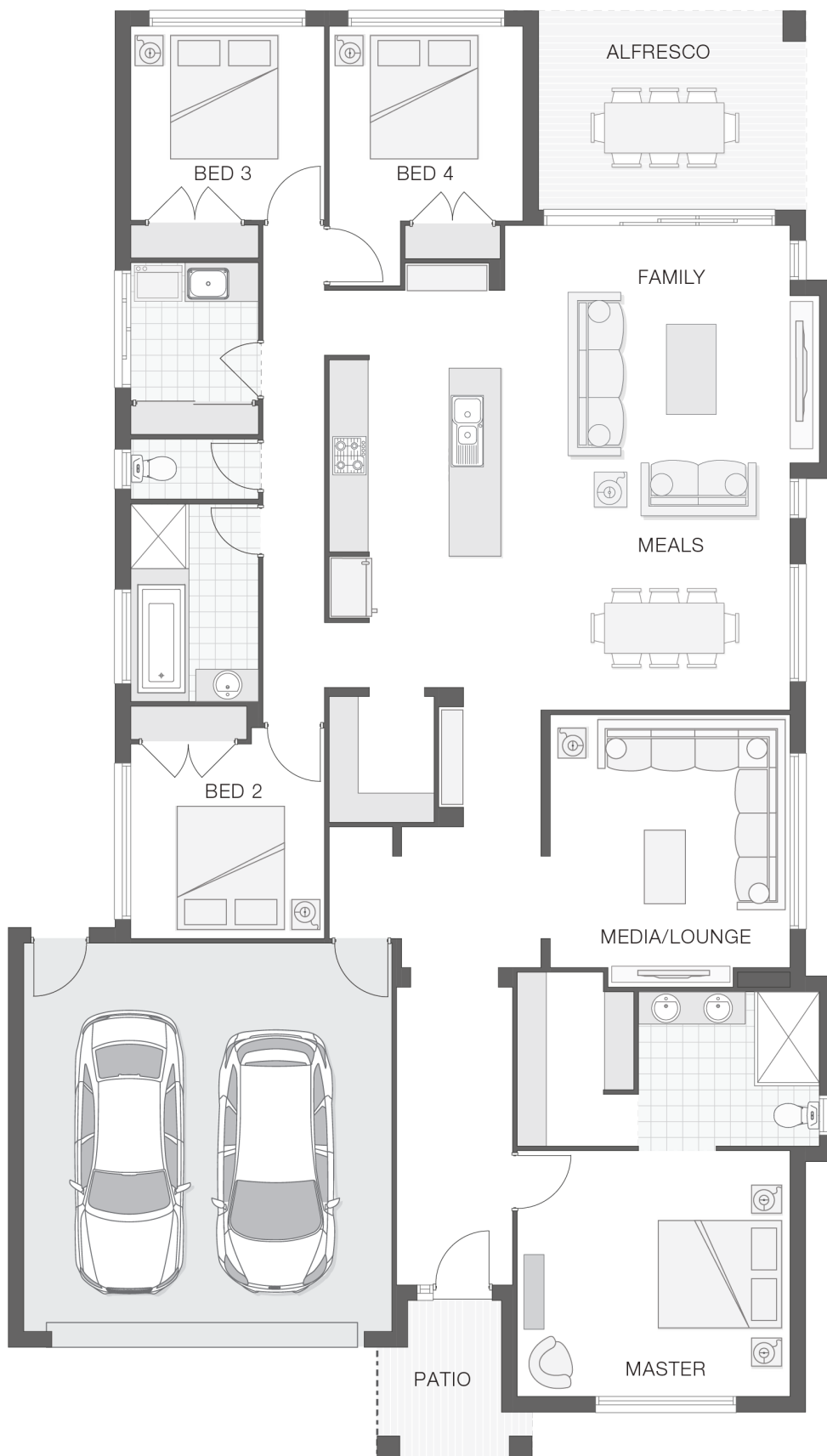
ENQUIRE NOW:

Niki Whelan • P: 0412 797 925 • E: coffs.display@adenbrook.com.au

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House Features:

- ✓ 20mm stone benchtops to kitchen
- ✓ 900mm Cooker and Dishwasher
- ✓ Carpet and Tile or Vinyl floors; modern architraves 67mm x 18mm
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ LED downlights throughout and NBN provision
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Obscure glazing to bathroom, ensuite and WC
- ✓ 3000L rainwater tank with submersible pump
- ✓ M class soil and 500mm fall over building platform
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ 27L gas instantaneous hot water system
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Extended polished edge mirrors full wall width
- ✓ Services connections, skip bins, site fencing, toilet, and rubbish removal
- ✓ 3 included facade options and complimentary window changes
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers



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