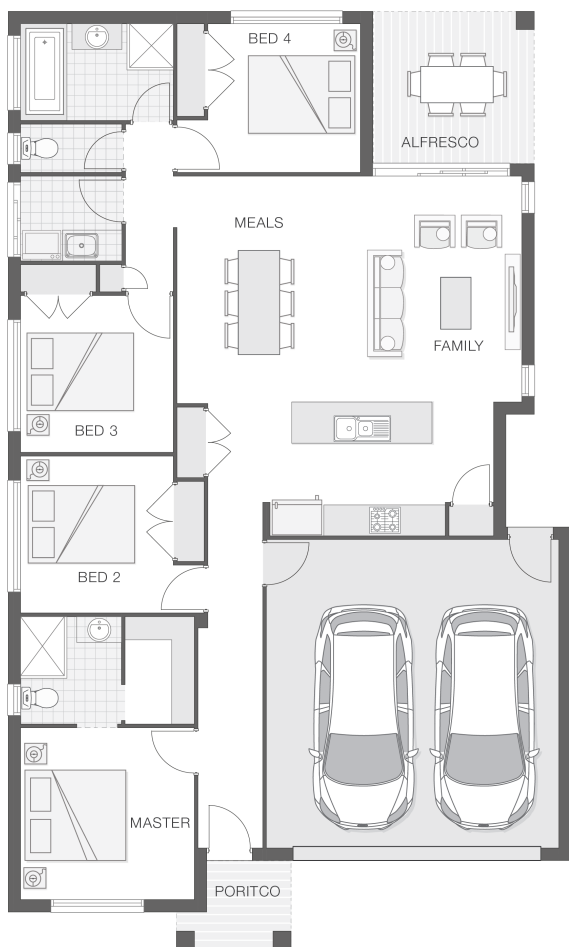


## The Catarina

4 2 2 19 sq

Facade name: Byron

### House Plan:



### LOT #11

Marlow Vale

Address: Flame Street, Grafton, 2460



636 m<sup>2</sup>

House and land package price:

Fixed **\$442,300\***

### About package:

The Catarina home design is fresh and vibrant and provides a stylish home for a growing family. The entertaining zone presents an alfresco space that effortlessly integrates with the kitchen, family room and meals zones providing the ideal location for celebrations, relaxation and family dining all year round. The generously proportioned master retreat offers an ensuite and walk-in-robe. The Catarina boasts separate living zones and communal areas that afford modern family living in comfort and style.

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](mailto:coffs.display@adenbrook.com.au)

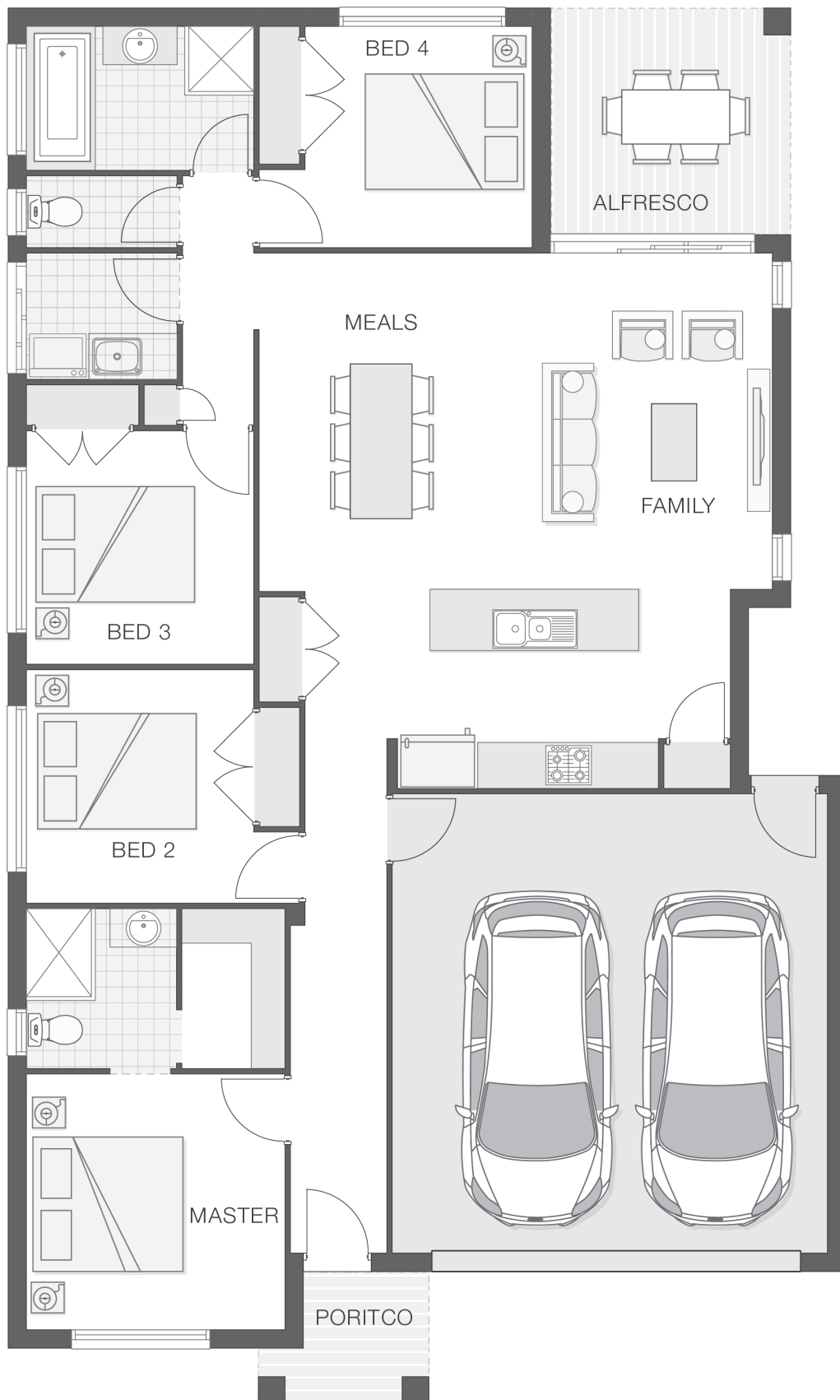
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### House Features:

- ✓ 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
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Obscure glazing to bathroom, ensuite and WC
- ✓ 3000L rainwater tank with submersible pump
- ✓ LED downlights throughout and NBN provision
- ✓ M class soil and 500mm fall over building platform
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Services connections, skip bins, site fencing, toilet, and rubbish removal
- ✓ 27L gas instantaneous hot water system
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Extended edge mirrors full wall width
- ✓ 3 included facade options and complimentary window changes

### Estate Features:

- ✓ Grafton Shoppingworld



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