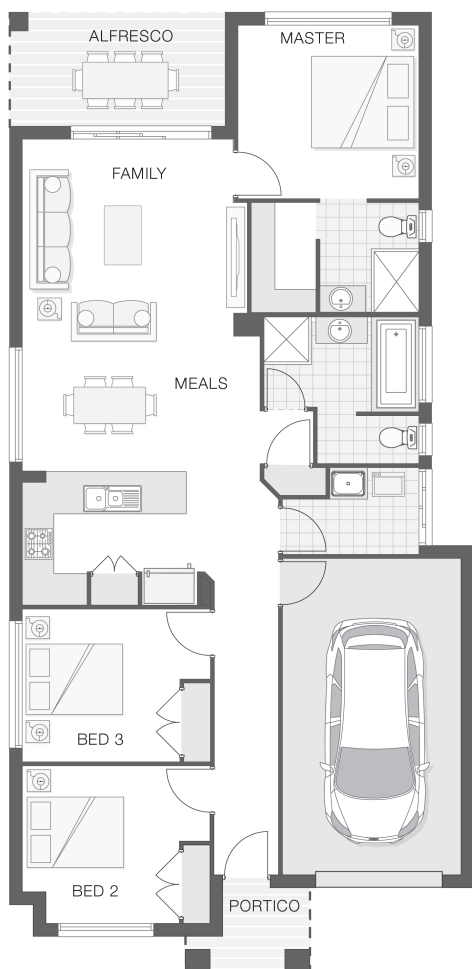


The Dawson - A

3 2 1 16 sq

Facade name: Byron

House Plan:



LOT #214

Nautica Fairways

Address: Nautica Fairways, Safety Beach, woolgoolga,
Safety Beach (NSW), 2456



794 m²

House and land package price:

From **\$454,900***

About package:

TURN-KEY - FIXED PRICED BUILD - NO HIDDEN EXTRAS - NO SURPRISES
This Home Package is Based on our Dawson Opt A Design on a lovely Flat Block in NAUTICA FAIRWAYS, SAFETY BEACH, minutes walk to the beach and a 3 minute drive to Woolgoolga. It Includes Everything Ready to Move Into Your Beautifully Finished, High Quality New Home - Carpet/Tiles or Vinyl flooring, Westinghouse Appliances, All Council Fees and Approvals, M Class Soil, Alfresco with Concrete, Driveway, Watertank, Flyscreens, Drop in Laundry Tub with Cabinet, Clothesline, TV aerial, Full Electrical Layout with Downlights and Feature Lighting - EVERYTHING even your Mailbox, and our Outstanding Build Quality includes 3 Coats of Paint Throughout, Recessed Wet Areas and Recessed Stacking Sliding Doors to Alfresco, Insulation to Walls and Ceiling, Full Sarking Wrap to Treated Timber Frames and Roof - Compare our Quality, you will NOT Find Better

On top of Our Standard Quality Build for a Limited Time we have a Fabulous PROMOTION which Upgrades Most Elements of your Home including HIGH CEILINGS, 1200mm TIMBER FRONT DOOR, KITCHEN STONE BENCH TOPS, SOLAR PANELS, 2 x DAIKIN AIR-CON UNITS, COLORBOND ROOF and much MORE, call NIKI on 0412797925 for a Full List of PROMO EXTRAS. Call Into Our ORION Display to meet the Coffs Harbour Team, we are Locally Owned and our Sales Staff and Building Supervisor and most of our Trades have been working together for Over 8 Years, We Know What we are Doing and Can Make Sure Your Beautiful New Home is Planned and Finished Exactly as You Dreamed of.

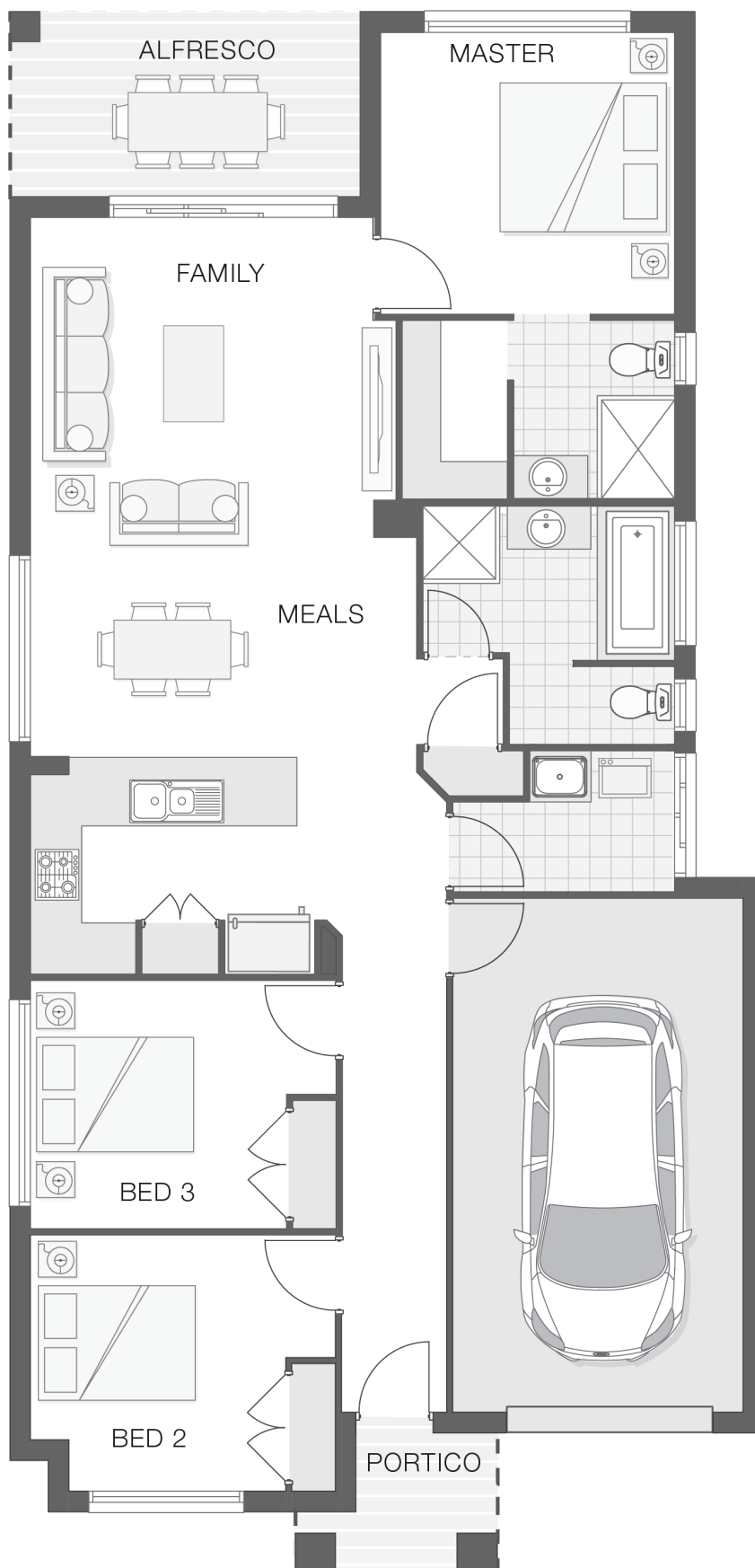
ENQUIRE NOW:

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

Plans and designs depicted may change with facade selection. All drawings and photographs are for illustrative purposes only. This work is exclusively owned by AB Aust. IP Pty Ltd (ACN 163 575 077) and cannot be reproduced or copied wholly or in part, in any form without permission of AB Aust. IP Pty Ltd. Any prices in this document include GST, are subject to change without notice, relate only to the base house price and standard inclusions. Site costs will vary depending on site conditions, local Council requirements, estate guidelines and any other statutory requirements applicable. Adenbrook Homes does not have a hold on the block, this package is subject to land availability and you securing the land through the land agent directly. For more information please speak to one of our friendly New Home Consultants.

House Features:

- ✓ Carpet and Tile or Vinyl floors; modern architraves 67mm x 18mm
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ LED downlights throughout and NBN provision
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ 3 included facade options and complimentary window changes
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Extended polished edge mirrors full wall width
- ✓ Concrete Alfresco and Portico areas



ENQUIRE NOW:

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

Plans and designs depicted may change with facade selection. All drawings and photographs are for illustrative purposes only. This work is exclusively owned by AB Aust. IP Pty Ltd (ACN 163 575 077) and cannot be reproduced or copied wholly or in part, in any form without permission of AB Aust. IP Pty Ltd. Any prices in this document include GST, are subject to change without notice, relate only to the base house price and standard inclusions. Site costs will vary depending on site conditions, local Council requirements, estate guidelines and any other statutory requirements applicable. Adenbrook Homes does not have a hold on the block, this package is subject to land availability and you securing the land through the land agent directly. For more information please speak to one of our friendly New Home Consultants.