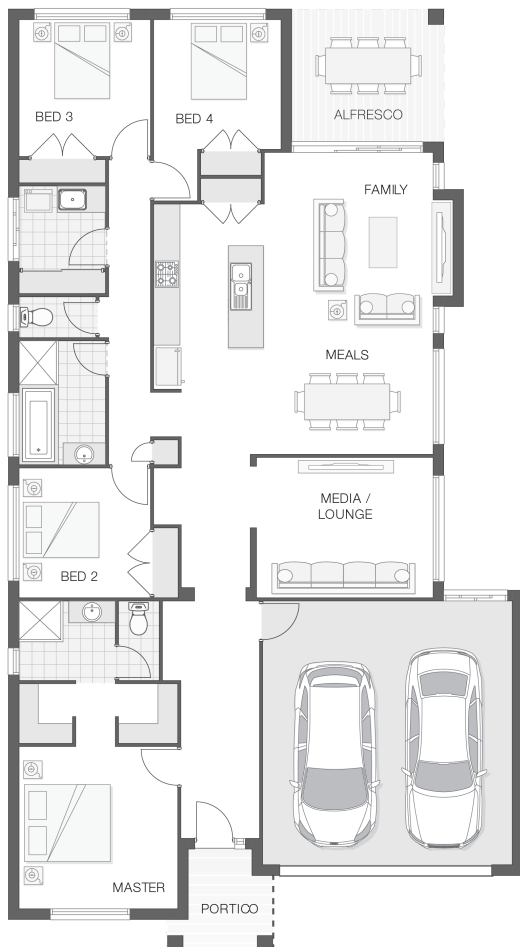


# The Fraser

4 2 2 23 sq

Facade name: Haven

## House Plan:



## LOT #38

Lake View Heights Estate

Address: Lake View Heights Estate, Junction Hill,  
2460



668 m<sup>2</sup>

House and land package price:

From **\$452,380\***

## About package:

FREE OFFER 'Run on Sun 21' – HARNESS THE POWER OF SOLAR ENERGY AND SAVE!

The Fraser home design is both intelligent and practical in layout and features. Designed with the modern Australian family in mind. Lake View Heights Estate is the perfect location only 7 km's from Grafton CBD at Junction Hill in the growth suburb of the Clarence Valley. Featuring high elevation, great views and flood free positioning.

Government Grant EXTENDED OFFER \$15,000 CASH BONUS AVAILABLE NOW!

What's included in your beautifully finished, high quality new home

- All Council Fees and Approvals with M Class Soil
- Full sarking wrap to treated timber frames and roof
- Insulation to walls and ceiling, flyscreens
- Carpet / tiles or vinyl flooring
- Recessed wet areas
- Westinghouse appliances
- Alfresco with recessed stacking sliding doors
- Drop-in laundry tub with cabinet and clothesline
- Full electrical layout with downlights and feature lighting and TV aerial
- Water tank, mailbox and concrete driveway

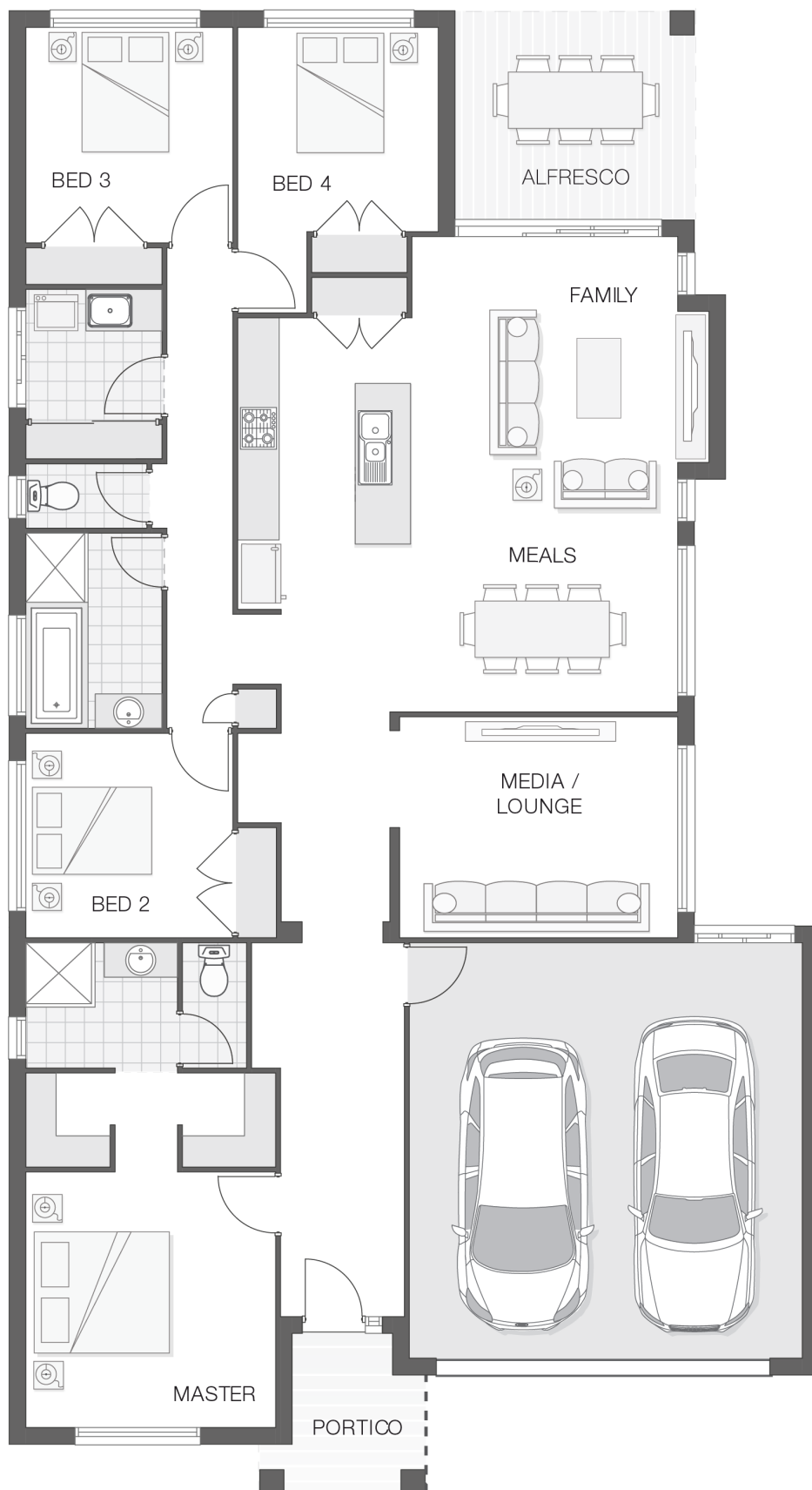
## ENQUIRE NOW:

Niki Whelan • P: 0412 797 925 • E: [coffs.display@adenbrook.com.au](mailto:coffs.display@adenbrook.com.au)

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### House Features:

- ✓ 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
- ✓ Remote Controlled Garage Door + 2 remotes
- ✓ Concrete Alfresco and Portico areas



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