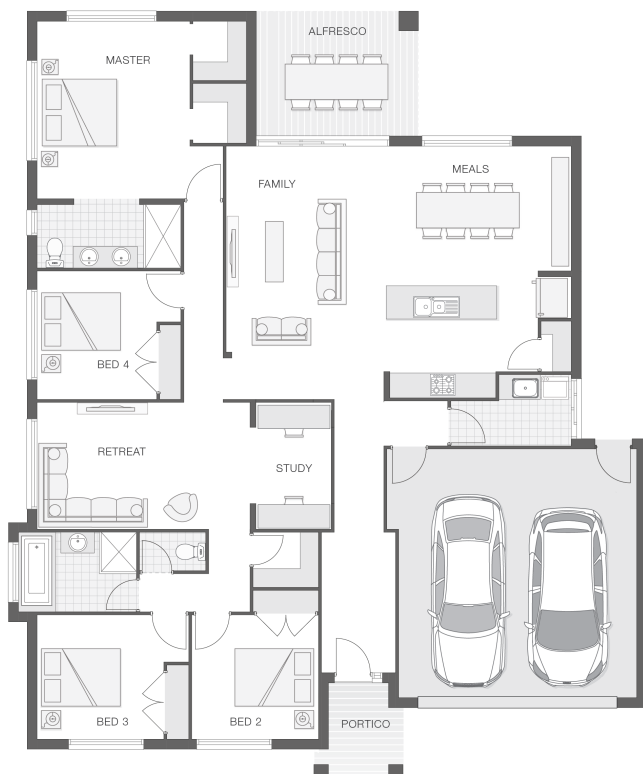


The Iluka

4 2 2 25 sq

Facade name: Byron

House Plan:



LOT #46

Sawtell Commons

Address: SAWTELL COMMONS ESTATE, Bonville,
2450



660 m²

House and land package price:

From **\$642,900***

About package:

Government stimulus package of \$25,000 CASH BONUS AVAILABLE NOW!

The Iluka home design is the epitome of lavish family living. This stylish design boasts sophistication, separation and space. The alfresco entertaining area blends perfectly with the indoor living spaces and kitchen, creating an entertainment zone like none other. This block is in Sawtell Commons just 3.5km from Sawtell village, nestled in nature between the mountains and the sea.

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

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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
- ✓ Concrete Alfresco and Portico areas
- ✓ Builders Grant \$15K



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