

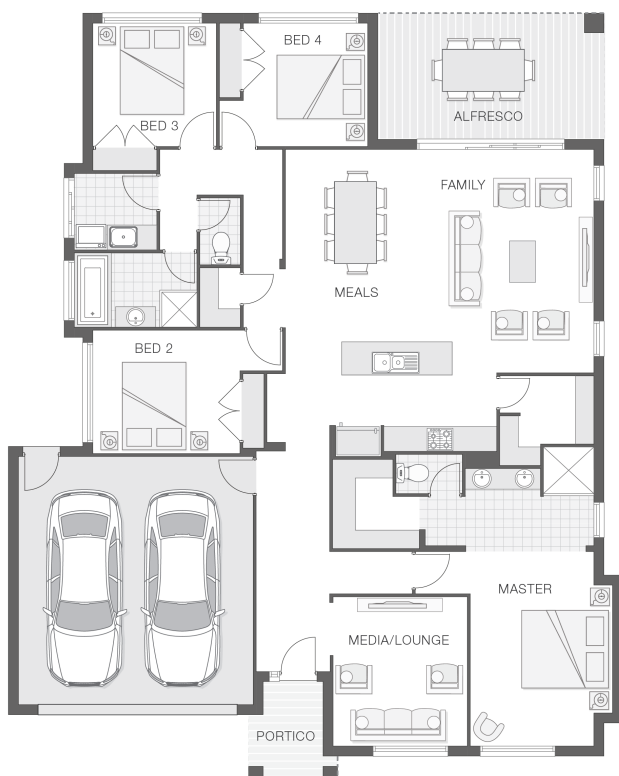


## The Baywood - C

4 2 2 26 sq

Facade name: Karin

### House Plan:



### LOT #36

Sawtell Commons

Address: SAWTELL COMMONS ESTATE, Bonville,  
2450



540 m<sup>2</sup>

House and land package price:

From **\$620,075\***

### About package:

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

The Baywood home design is equally as stylish as it is tasteful. The layout affords privacy and separation while also offering a central heart of the home which is comprised of kitchen, dining and alfresco space ideal for entertainment, enjoyment and relaxation. The master retreat with ensuite and walk-in-robe is expansive and provides the perfect haven to escape to for quiet moments. 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

Intensify your Style with up to \$20,000\* WORTH OF DESIGNER UPGRADES at NO COST

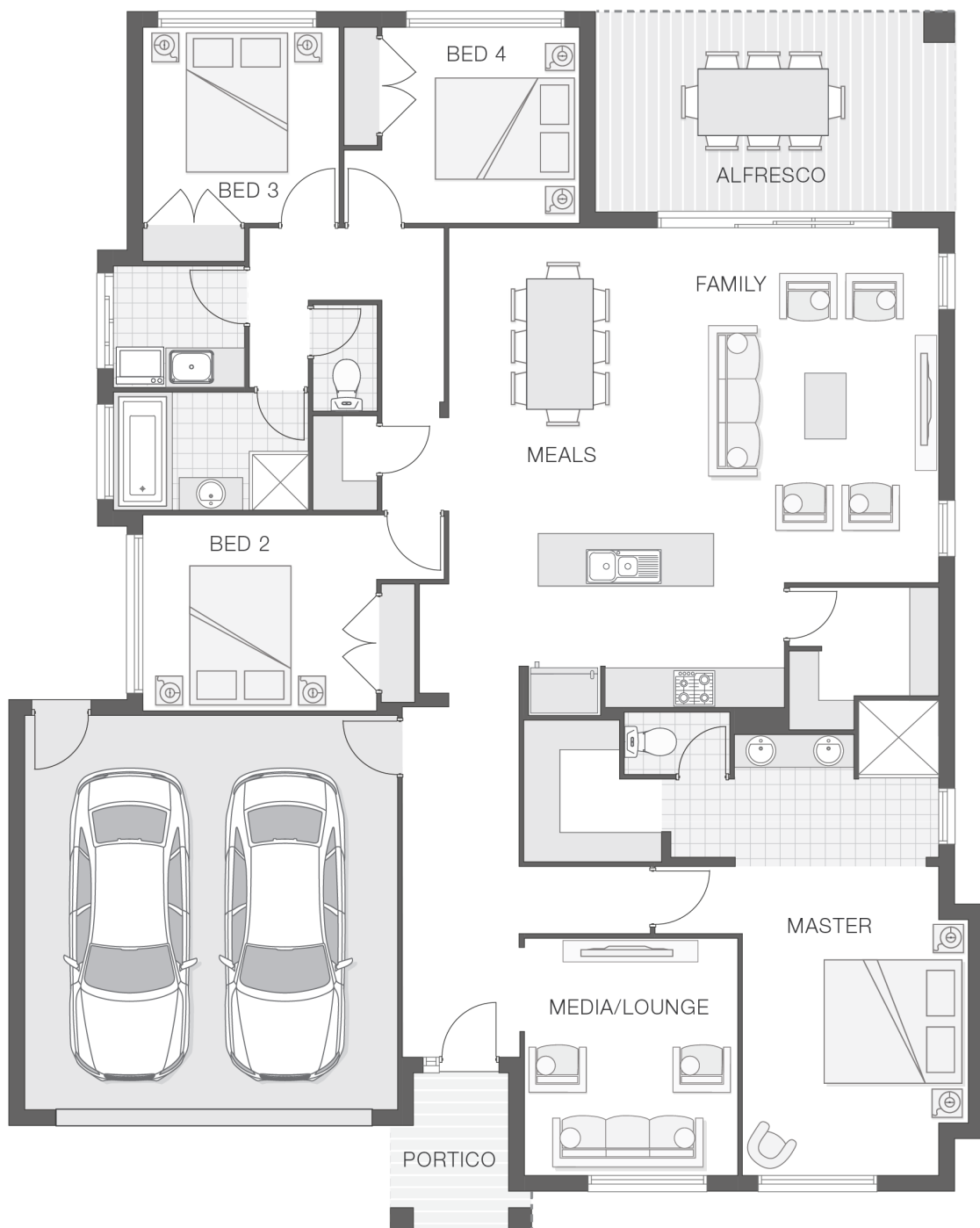
### ENQUIRE NOW:

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

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### House Features:

- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ LED downlights throughout and NBN provision
- ✓ 3 included facade options and complimentary window changes
- ✓ Concrete Alfresco and Portico areas
- ✓ Services connections, skip bins, site fencing, toilet, and rubbish removal
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Carpet and Tile or Vinyl floors; modern architraves 67mm x 18mm
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Builders Grant \$15K



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