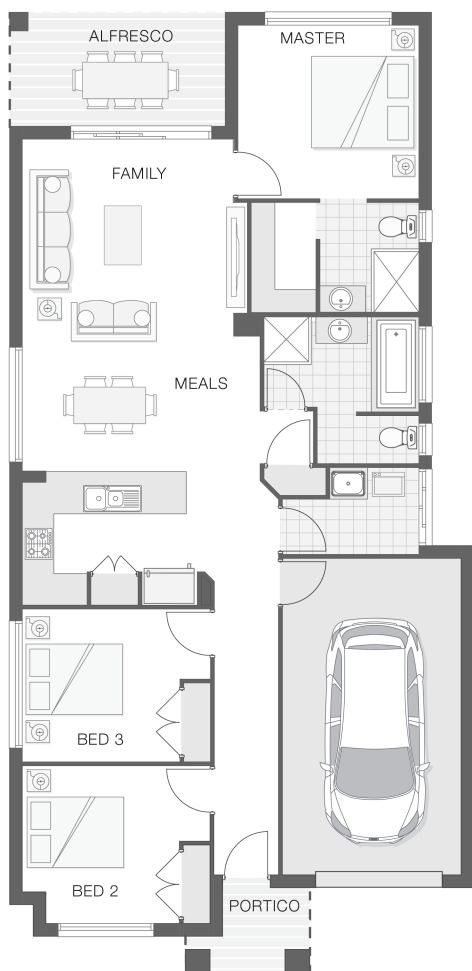


The Dawson - A

3 2 1 16 sq

Facade name: Byron

House Plan:



LOT #48

Gibraltar View Estate

Address: Gibraltar View Estate, Junction Hill, Grafton,
2460



450 m²

House and land package price:

From **\$385,900***

About package:

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

The Dawson home design is contemporary and intended to accommodate a small lot, yet still deliver on space, featuring a clever layout that is ideal for the growing family. Lake View Heights Estate is located approximately 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.

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

KITCHEN UPGRADES

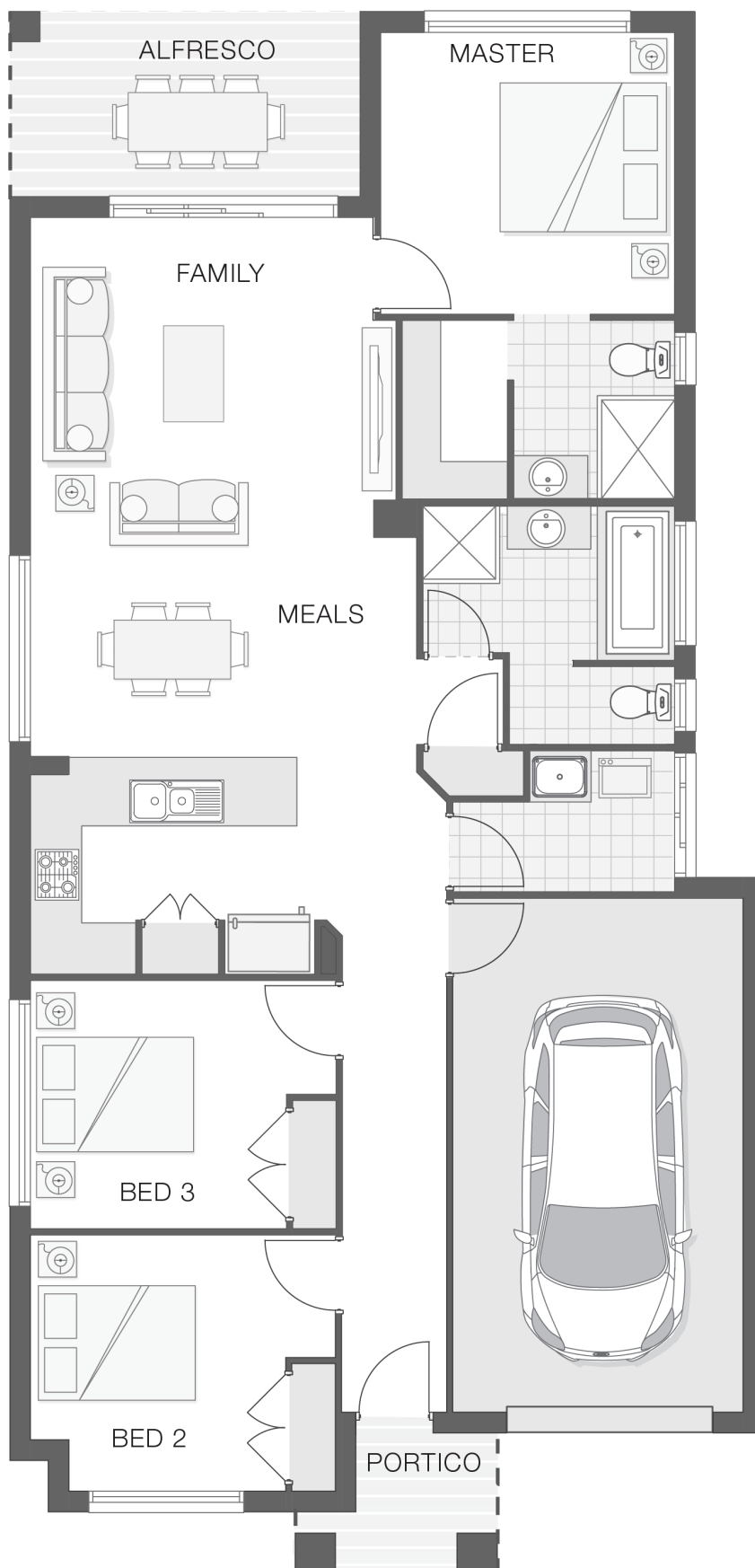
ENQUIRE NOW:

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



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