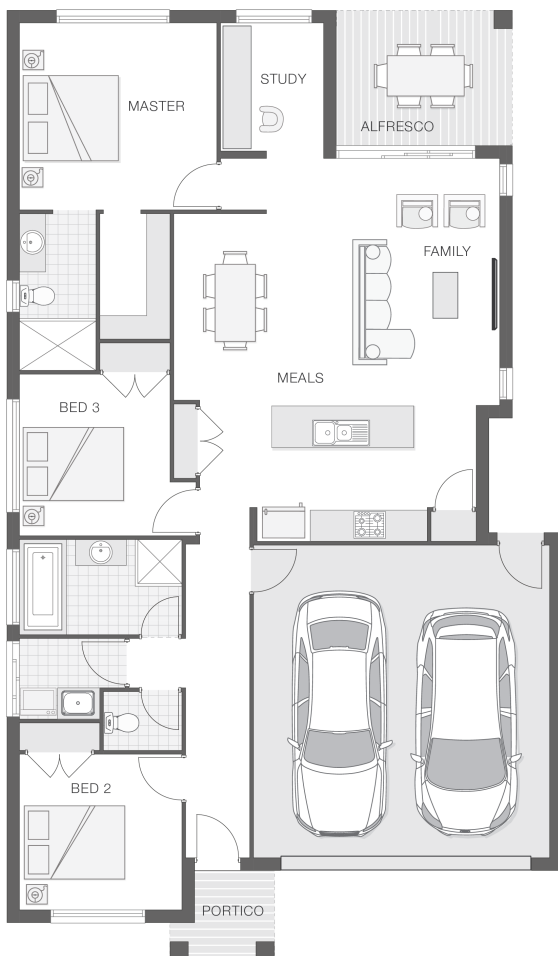


# The Brampton

3 2 2 19 sq

Facade name: Bexley

## House Plan:



## LOT #LOT 208

Woopi Beach Estate

Address: Woopi Beach Estate, Woolgoolga, 2456



600 m<sup>2</sup>

House and land package price:

From **\$553,400\***

## About package:

This home and land package is based on our Brampton design, a lovely 3 bedroom family home with separate zones for the master and kids rooms and all the living areas flow onto a lovely undercover alfresco area. This block is located in Woopi Beach Estate, minutes walk to the beach and 2 minute drive to Woolgoolga Township.

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

Our Ultimate Bundle Promotion is Available Now included at No Cost;

- Hume Savoy 1200mm hinged entry door
- 2570mm ceiling height with Square set finish
- 20mm stone benchtops, Dishwasher and 900mm freestanding cooker
- Upgraded Basins, tap wear and niches to showers

Why Choose Adenbrook Homes

- Local Builder with local knowledge and experience and 15 years of

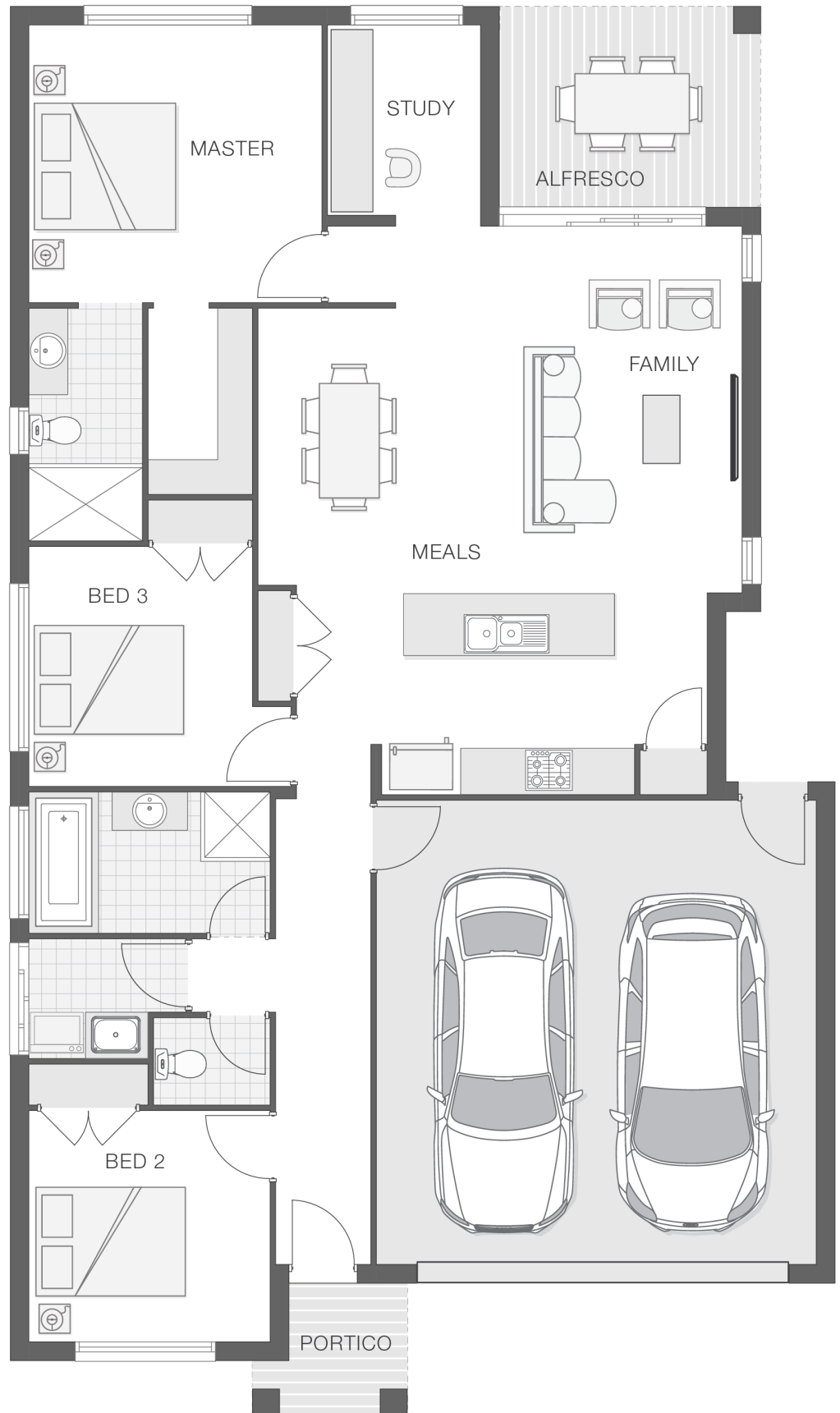
## ENQUIRE NOW:

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

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### House Features:

- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Carpet and Tile or Vinyl floors; modern architraves 67mm x 18mm
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ LED downlights throughout and NBN provision
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ 27L gas instantaneous hot water system
- ✓ 3 included facade options and complimentary window changes
- ✓ Concrete Alfresco and Portico areas



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