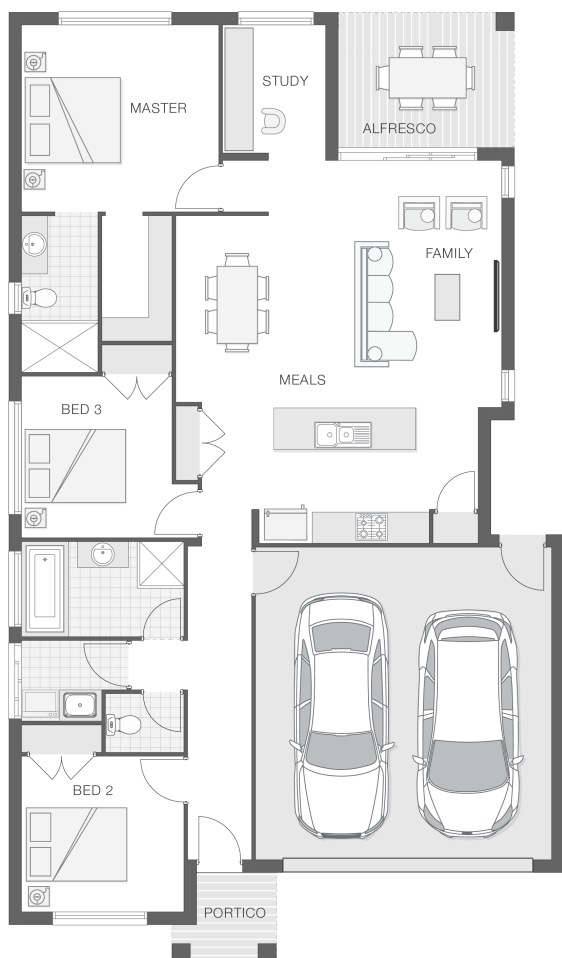


# The Brampton

3 2 2 19 sq

Facade name: Arden

## House Plan:



## LOT #150

Lake Heights Estate

Address: Lakes Heights Estate, Coffs Harbour, 2450



486 m<sup>2</sup>

House and land package price:

From **\$548,800\***

## About package:

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

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 flat block is in the Lakes Heights Estate, situated in the middle of Coffs Harbour and close to all amenities.

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

ULTIMATE UPGRADE BUNDLE FOR ONLY \$4900

EXTERNAL / INTERNAL

- Hume Savoy 1200mm hinged entry door
- 2570mm ceiling height with Square set finish

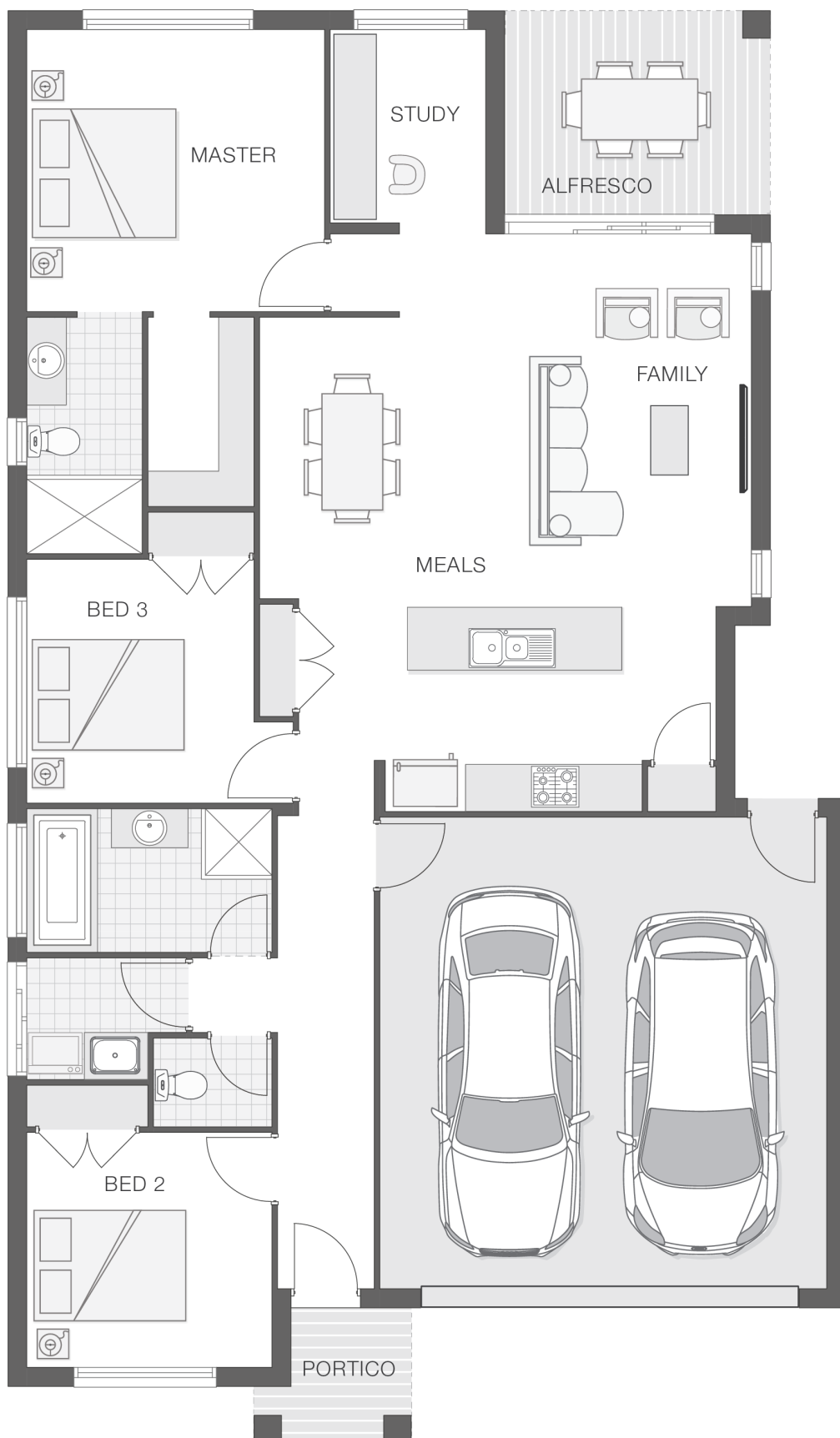
## ENQUIRE NOW:

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
- ✓ M class soil and 500mm fall over building platform
- ✓ 3 included facade options and complimentary window changes
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Services connections, skip bins, site fencing, toilet, and rubbish removal
- ✓ Concrete Alfresco and Portico areas
- ✓ 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
- ✓ Extended polished edge mirrors full wall width



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