# The Orion

🛏 4   🛁 2   🚗 2   🏠 26 sq

Facade name: Taylor

## House Plan:



ALFRESCO
BED 3
BED 4
FAMILY
MEALS
BED 2
MEDIA/LOUNGE
PATIO
MASTER
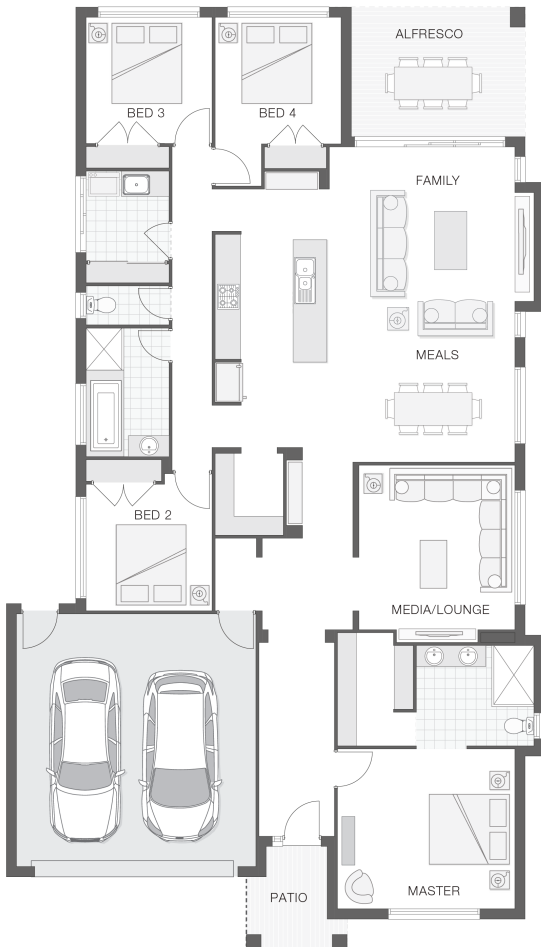
## LOT #220

**Ocean Waves Estate**
**Address:** Swordfish Drive, Valla Beach, 2448

**756 m²**

### House and land package price:

### From $637,790*

### About package:

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

This home and land package is based on our Orion design, a lovely 4 bedroom family home with front Master retreat for privacy and open plan living areas flowing onto rear Alfresco. This block is in the beautiful bush land setting of Ocean Waves Estate in Valla Beach, walking distance to th.. beach and a short stroll to the Village Shops.

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
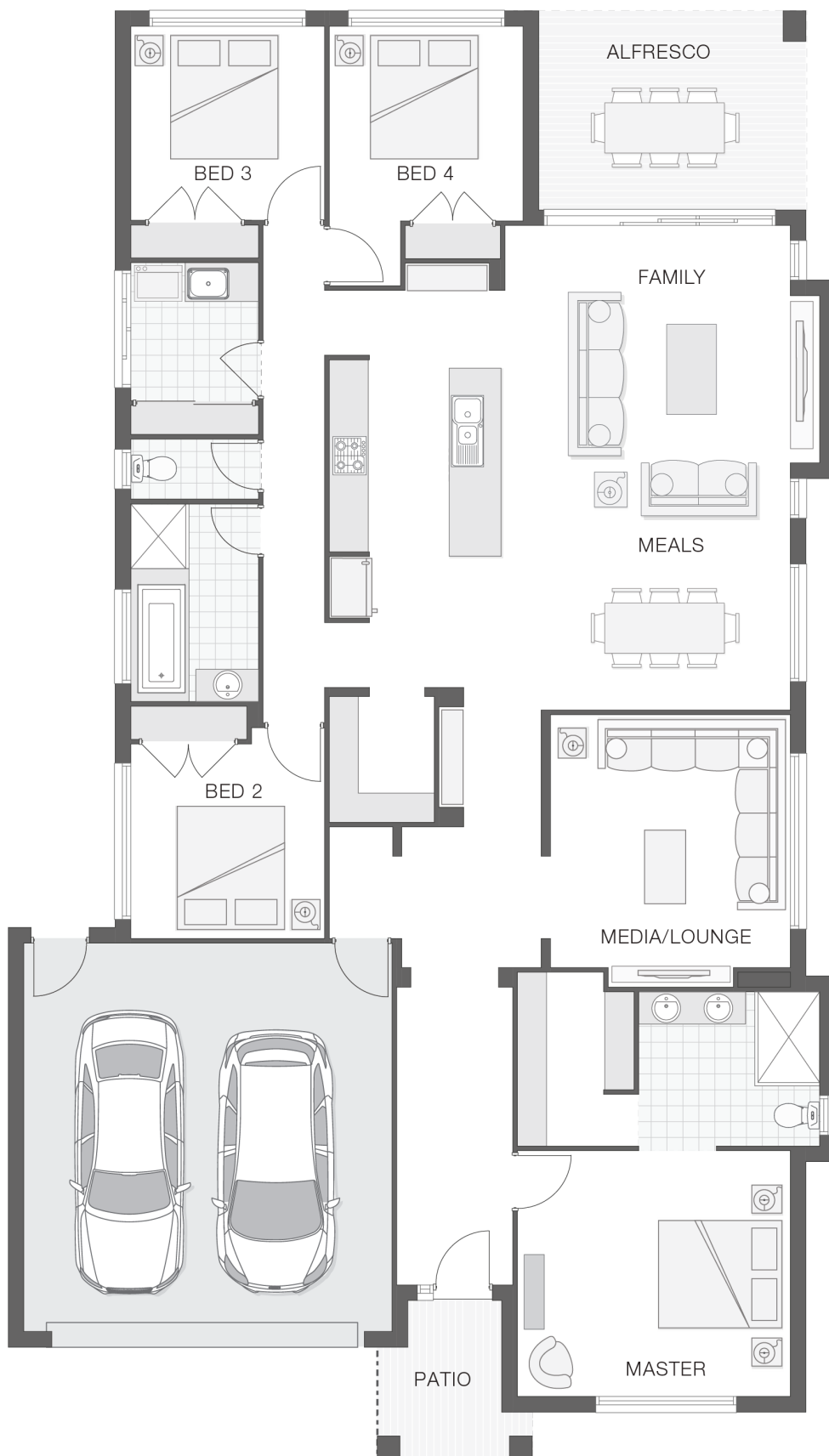- 2570mm ceiling height with Square set finish

## ENQUIRE NOW:

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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

ALFRESCO

BED 3

BED 4

FAMILY

MEALS

BED 2

MEDIA/LOUNGE

PATIO

MASTER

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