

The Baywood

4 2 2 31 sq

Facade name: Taylor

House Plan:



LOT #6

Pearl At Valla

Address: Pearl At Valla, Valla Beach, 2448



17800 m²

House and land package price:

From **\$794,620***

About package:

FIXED PRICE BUILD – NO HIDDEN EXTRAS – NO SURPRISES

This home and land package is based on our BAYWOOD design, a stylish 4 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 in the beautiful bush land setting of PEARL AT VALLA, close to beaches and 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
- Our Ultimate Bundle Promotion is Available Now included at No Cost;
- Hume Savoy 1200mm hinged entry door
- 2570mm ceiling height with Square set ceilings
- 20mm stone benchtops, Dishwasher and 900mm freestanding cooker
- Upgraded Basins, tap wear and niches to showers

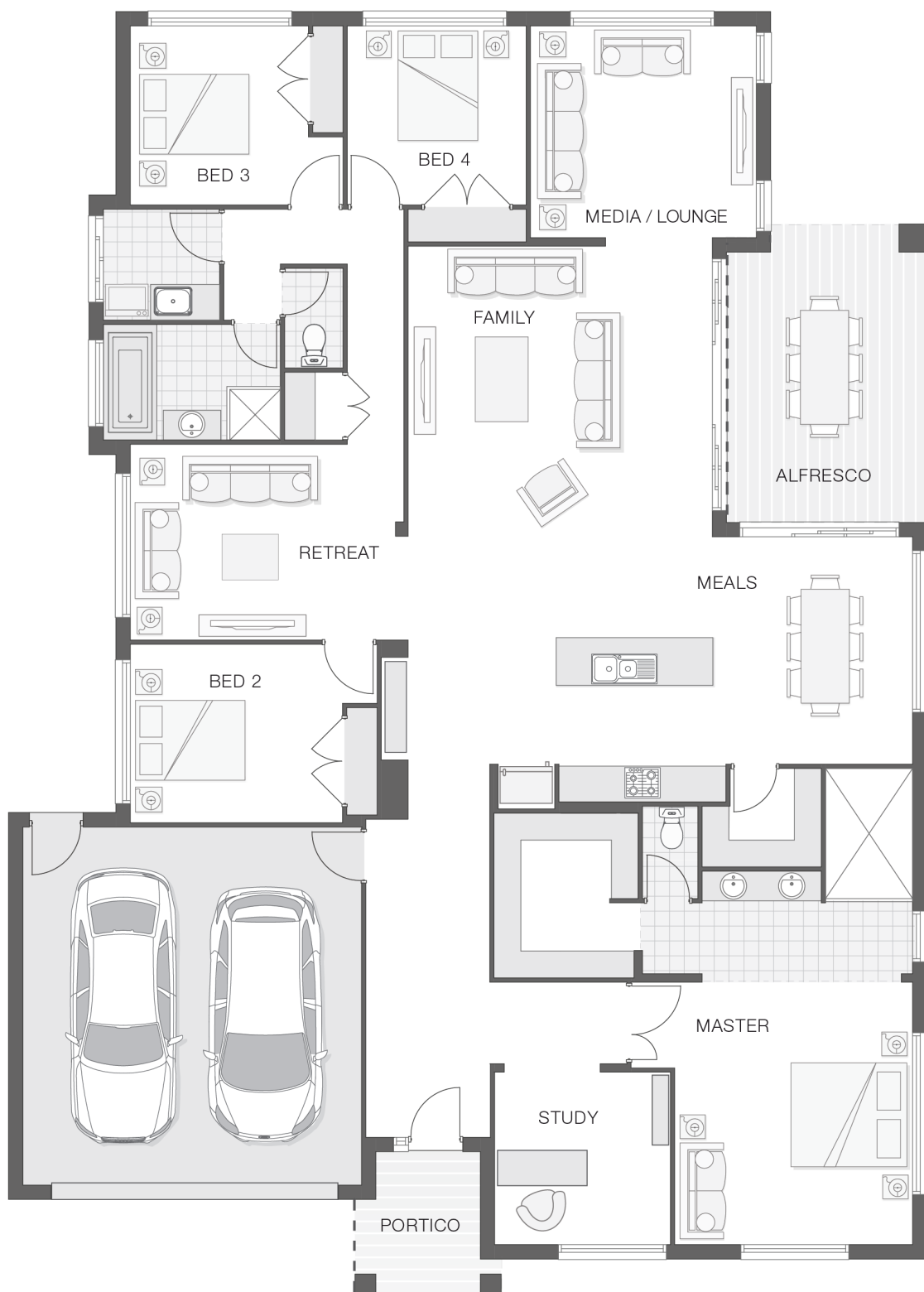
ENQUIRE NOW:

Niki Whelan • P: 0412 797 925 • E: coffs.display@adenbrook.com.au

Plans and designs depicted may change with facade selection. All drawings and photographs are for illustrative purposes only. This work is exclusively owned by AB Aust. IP Pty Ltd (ACN 163 575 077) and cannot be reproduced or copied wholly or in part, in any form without permission of AB Aust. IP Pty Ltd. Any prices in this document include GST, are subject to change without notice, relate only to the base house price and standard inclusions. Site costs will vary depending on site conditions, local Council requirements, estate guidelines and any other statutory requirements applicable. Adenbrook Homes does not have a hold on the block, this package is subject to land availability and you securing the land through the land agent directly. For more information please speak to one of our friendly New Home Consultants.

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
- ✓ Remote Controlled Garage Door + 2 remotes
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ 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



ENQUIRE NOW:

Niki Whelan • P: 0412 797 925 • E: coffs.display@adenbrook.com.au

Plans and designs depicted may change with facade selection. All drawings and photographs are for illustrative purposes only. This work is exclusively owned by AB Aust. IP Pty Ltd (ACN 163 575 077) and cannot be reproduced or copied wholly or in part, in any form without permission of AB Aust. IP Pty Ltd. Any prices in this document include GST, are subject to change without notice, relate only to the base house price and standard inclusions. Site costs will vary depending on site conditions, local Council requirements, estate guidelines and any other statutory requirements applicable. Adenbrook Homes does not have a hold on the block, this package is subject to land availability and you securing the land through the land agent directly. For more information please speak to one of our friendly New Home Consultants.