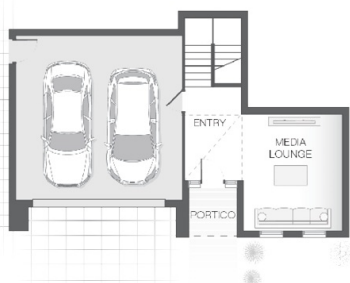


The Bella

 4  2  2  27 sq

Facade name: Blake

House Plan:



LOT #159

Brierley Hill Estate

Address: The Point Drive, Port Macquarie, 2444



710 m²

House and land package price:

From **\$649,422***

About package:

Rare 710sqm corner block accompanies this 4 bedroom 2 storey home with separate media lounge, large alfresco, front balcony overlooking picturesque parkland and cycle path. The rear level yard will accommodate a pool, caravan or great play yard. So much value in this open plan design.

Located in the established and highly regarded Brierley Hill Estate it's just minutes to Lake Innes Shopping Village, St Columba School, Charles Sturt University and Port Macquarie Base Hospital.

Amazing value 2 storey home packed with all the features a modern family requires

- Full turn Key home on 2 levels with a feature front balcony and facade
- You pick all the colour and selections for the home with an accredited interior designer
- Gourmet kitchen with island bench, engineered stone benchtops, 900 upright oven & Walk in Pantry.
- 2570mm high ceilings
- LED Downlights and Basix package
- Fully covered alfresco and portico with tiles
- Timber look flooring with Blackbutt timber stairs and carpets to the bedrooms and media
- Rainwater tank
- Bushfire requirements for new home
- Fencing and turfing allowances

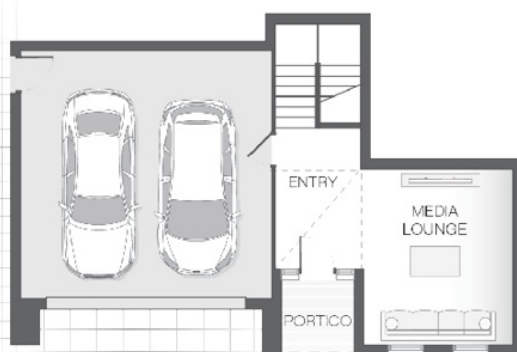
ENQUIRE NOW:

Angie Walford • P: 0429626412 • E: portmacquarie.display@adenbrook.com.au

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House Features:

- ✓ 20mm stone benchtops to kitchen
- ✓ 900mm Cooker and Dishwasher
- ✓ 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
- ✓ 3000L rainwater tank with submersible pump
- ✓ Obscure glazing to bathroom, ensuite and WC
- ✓ M class soil and 500mm fall over building platform
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ 3 included facade options and complimentary window changes
- ✓ Services connections, skip bins, site fencing, toilet, and rubbish removal
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ 27L gas instantaneous hot water system
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Extended polished edge mirrors full wall width
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ Brushed Concrete Driveway
- ✓ Concrete Alfresco and Portico areas
- ✓ Dishwasher
- ✓ Flyscreens
- ✓ BAL (Bushfire Attack Level) Allowance
- ✓ Letterbox and Clothesline
- ✓ Remote Controlled Garage Door + 2 remotes
- ✓ Site works allowance
- ✓ Grey water connection



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