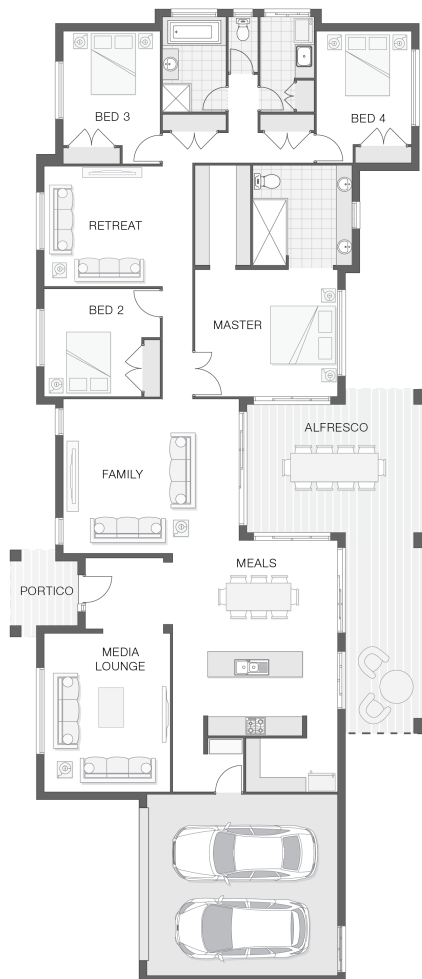


# The Beacon - A

4 2 2 34 sq

Facade name: Byron

## House Plan:



## LOT #33

Pearl At Valla

Address: Pearl At Valla, Valla Beach, 2448



9796 m<sup>2</sup>

House and land package price:

From **\$736,900\***

## About package:

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

This home and land package is based on our Beacon design, a lovely Rural Style 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 Estate, 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

Intensify your Style with up to \$20,000\* WORTH OF DESIGNER UPGRADES at NO COST

## KITCHEN UPGRADES

- Appliances

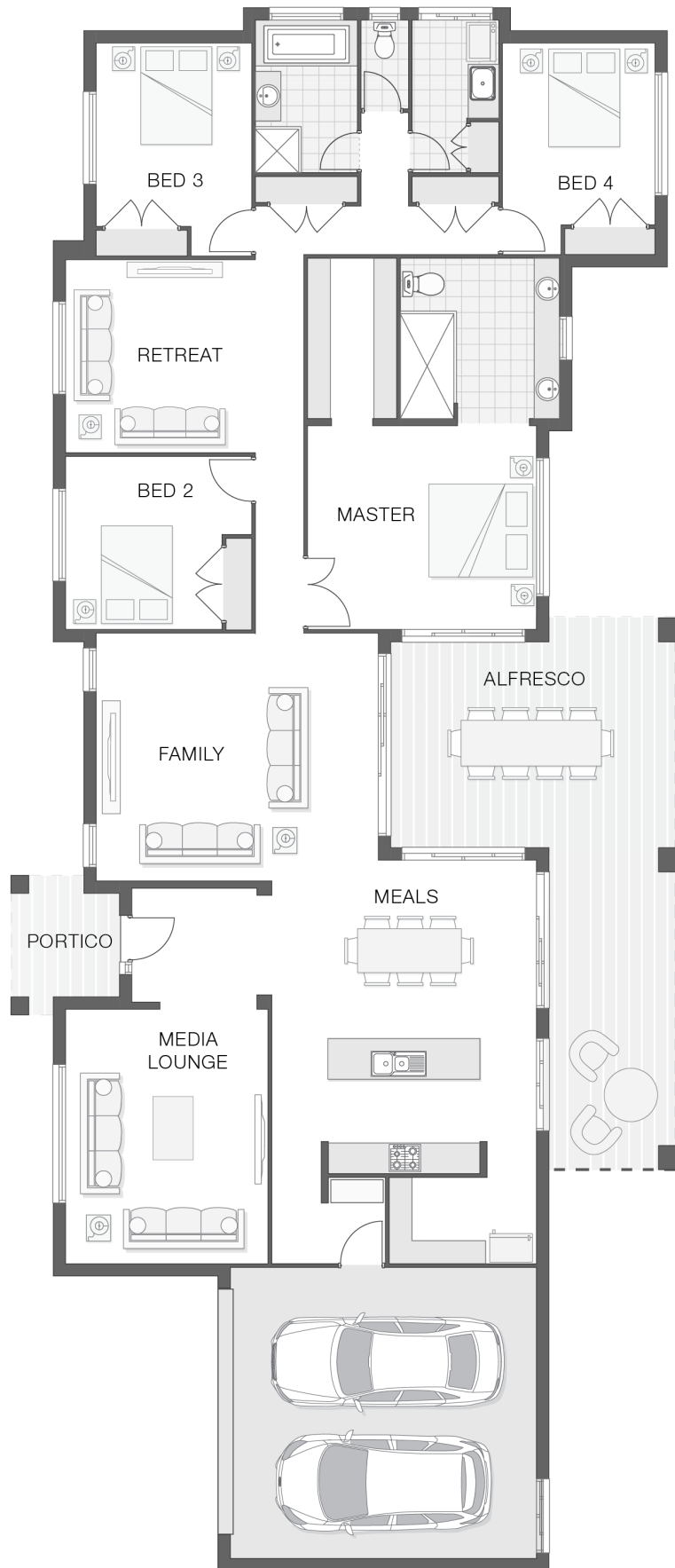
## ENQUIRE NOW:

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

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### House Features:

- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Obscure glazing to bathroom, ensuite and WC
- ✓ 3 included facade options and complimentary window changes
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Services connections, skip bins, site fencing, toilet, and rubbish removal
- ✓ M class soil and 500mm fall over building platform
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Carpet and Tile or Vinyl floors; modern architraves 67mm x 18mm
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ 3000L rainwater tank with submersible pump
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Extended polished edge mirrors full wall width
- ✓ Builders Grant \$15K



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