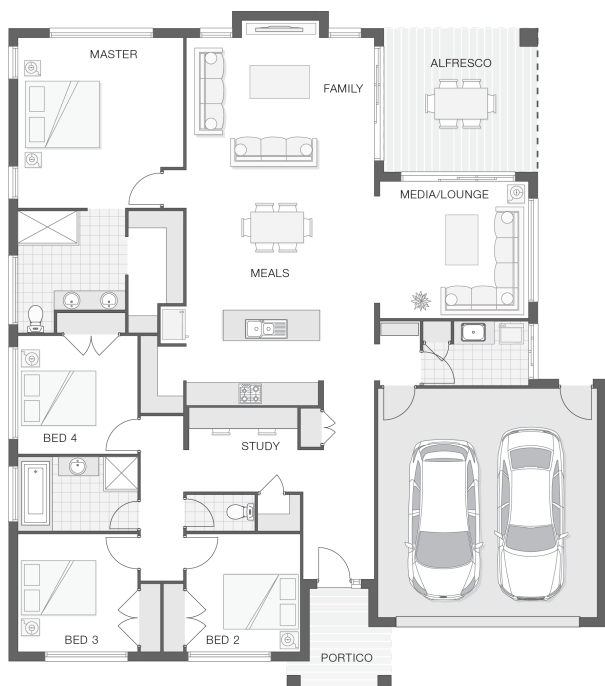


The Austin

4 2 2 26 sq

Facade name: Kalia

House Plan:



LOT #7

Sawtell Commons

Address: Sawtell Commons Estate, Sawtell, 2452



449 m²

House and land package price:

From **\$650,380***

About package:

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

At the Austin, modern family living is all about space to come together as a family and space for quiet time apart. The open living space combines with a rumpus room and alfresco to create a central living and entertaining area that can be used all year round nestled in nature between the mountains and the sea

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

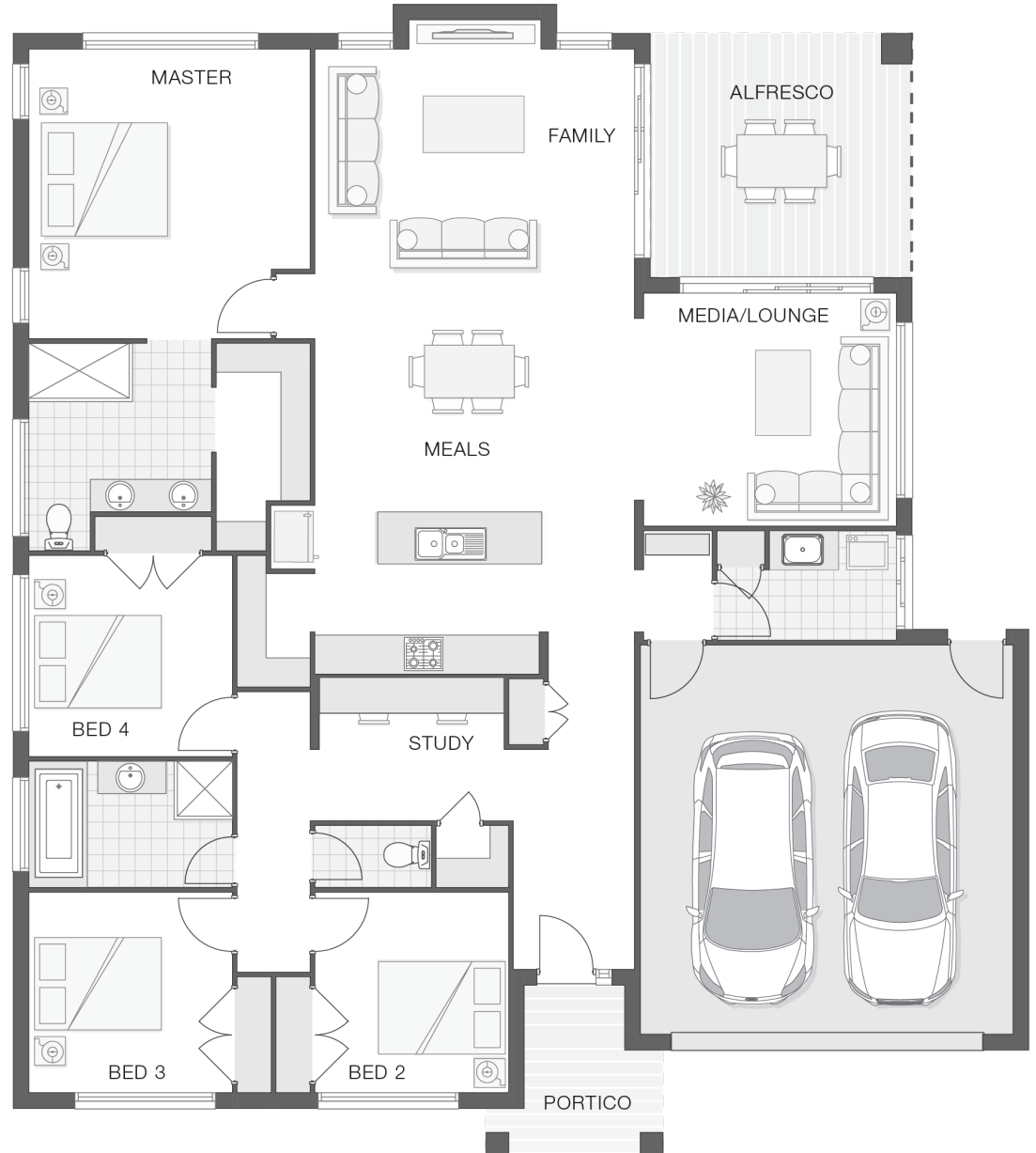
ENQUIRE NOW:

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

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House Features:

- ✓ 20mm stone benchtops to kitchen
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Site works allowance
- ✓ 3 included facade options and complimentary window changes
- ✓ Builders Grant \$15K
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ 900mm Cooker and Dishwasher
- ✓ M class soil and 500mm fall over building platform
- ✓ 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
- ✓ Ultimate upgrade bundle
- ✓ 2570mm high ceilings



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