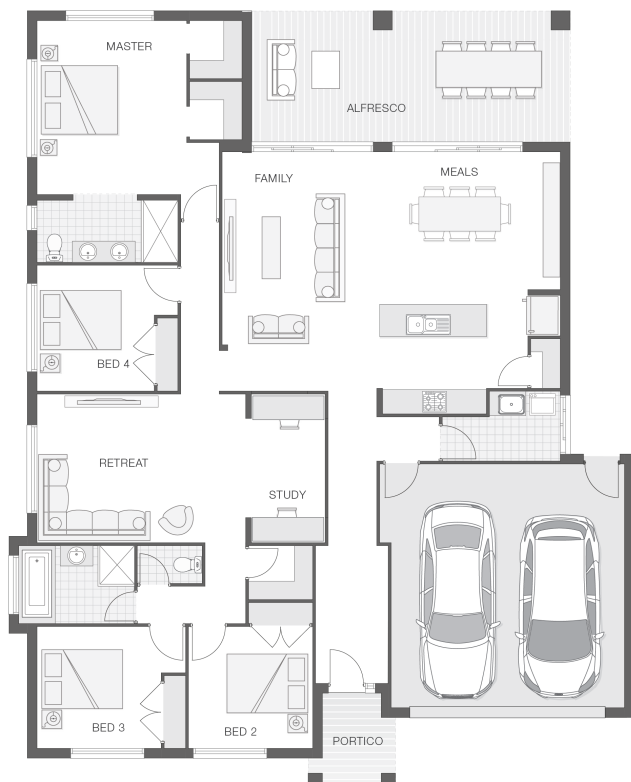


## The Iluka - A

4 2 2 27 sq

Facade name: Arden

### House Plan:



### LOT ##14

Yellow Rock

Address: Colville Road, Yellow Rock (Blue Mountains - NSW), 2777



696 m<sup>2</sup>

House and land package price:

From **\$735,519\***

### About package:

#### \$25,000 GOVERNMENT GRANT NOW AVAILABLE

The Iluka home design is the epitome of lavish family living. This stylish design boasts sophistication, separation and space. The alfresco entertaining area blends perfectly with the indoor living spaces and kitchen, creating an entertainment zone like none other. The luxury master retreat commands attention situated for privacy with generous his and her walk-in-ropes and exquisite ensuite offering dual vanity and large shower. The additional bedrooms are sprawled across a large footprint with designated study or home office adjoining the retreat.

#### INCLUSIONS:

- Daikin Ducted Air Conditioning
- Ultimate Bundle
- 20mm Stonebench tops to kitchen and bathroom
- Shower niche to bathroom & ensuite
- 900mm cooker and stainless steel appliances
- Concrete driveway allowance
- Colourbond Roof
- Quality timber look flooring, carpet and tiles
- Flyscreens to all openable windows
- Remote controlled garage door + 2 remotes
- Site Work Allowance
- BAL Allowance
- BASIX
- 2590mm high ceilings
- Double GPO's throughout
- Corinthian 1020mm Madison Entry Door

### ENQUIRE NOW:

Paul James • P: 0418 656 366 • E: [Hawkesbury.bluemountains@adenbrook.com.au](mailto:Hawkesbury.bluemountains@adenbrook.com.au)

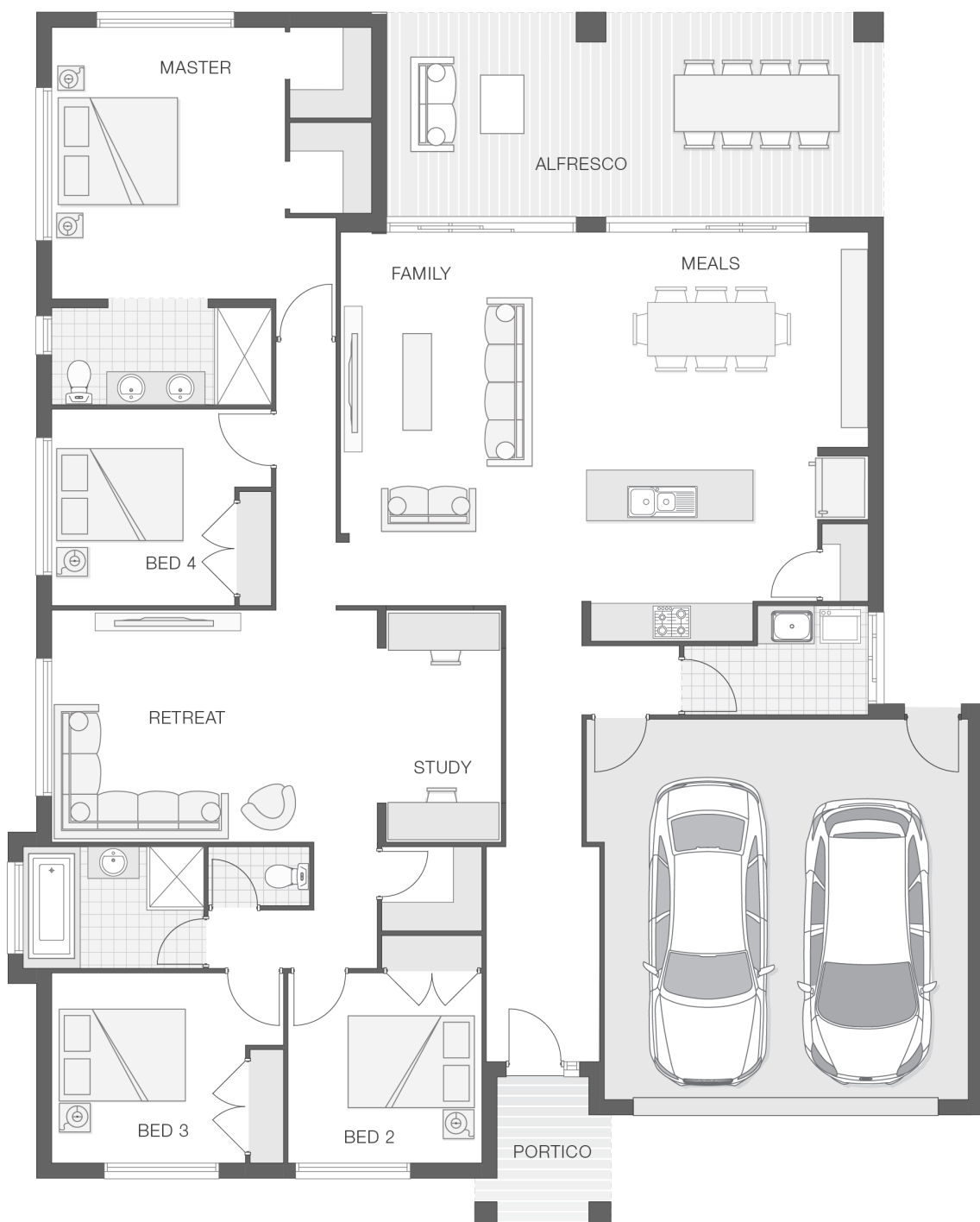
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## House Features:

- ✓ Colourbond Roof
- ✓ Double GPO's Throughout
- ✓ Stainless Steel Appliances
- ✓ 1020mm wide Feature Front Entry Door
- ✓ Concrete Driveway - 45m<sup>2</sup> Allowance
- ✓ Ultimate Bundle
- ✓ Floor Coverings
- ✓ 2590mm High Ceilings
- ✓ Flyscreens
- ✓ Shower Niches to Ensuite & Bathroom
- ✓ Covered Concrete & Tiled Alfresco area
- ✓ Ducted Air Conditioning
- ✓ Stone Benchtops to Kitchen and Bathrooms\*
- ✓ Basix
- ✓ 3 Phase Underground Power
- ✓ All connections & services
- ✓ Termite Barrier Protection
- ✓ Soft Close Drawers & Doors
- ✓ Plantation Shutters to front of house

## Estate Features:

- ✓ High side of the street
- ✓ Located in a popular position in Yellow Rock



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