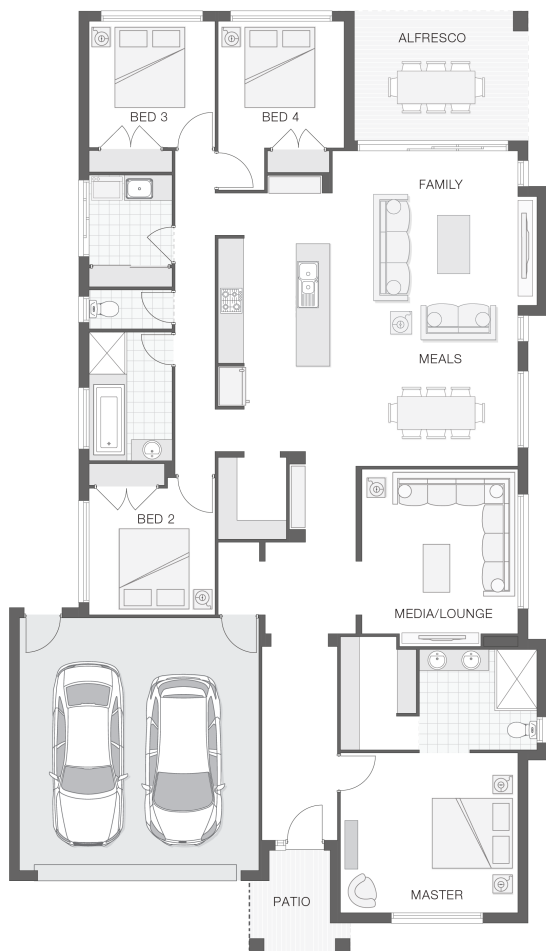


The Orion

4 2 2 26 sq

Facade name: Lacie

House Plan:



LOT #TBC

Emerald Beach Estate

Address: Emerald Beach, 2456



550 m²

House and land package price:

From **\$651,850***

About package:

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

The Orion home design combines functionality with visual appeal and is the epitome of open plan living. The kitchen, meals and family zones integrate flawlessly to create a central hub, flowing between indoor and outdoor living to suit our Australian lifestyle. Emerald Beach offers beautiful beaches, a relaxed beach suburb atmosphere and just enough good quality shops and restaurants to make it self-sufficient.

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

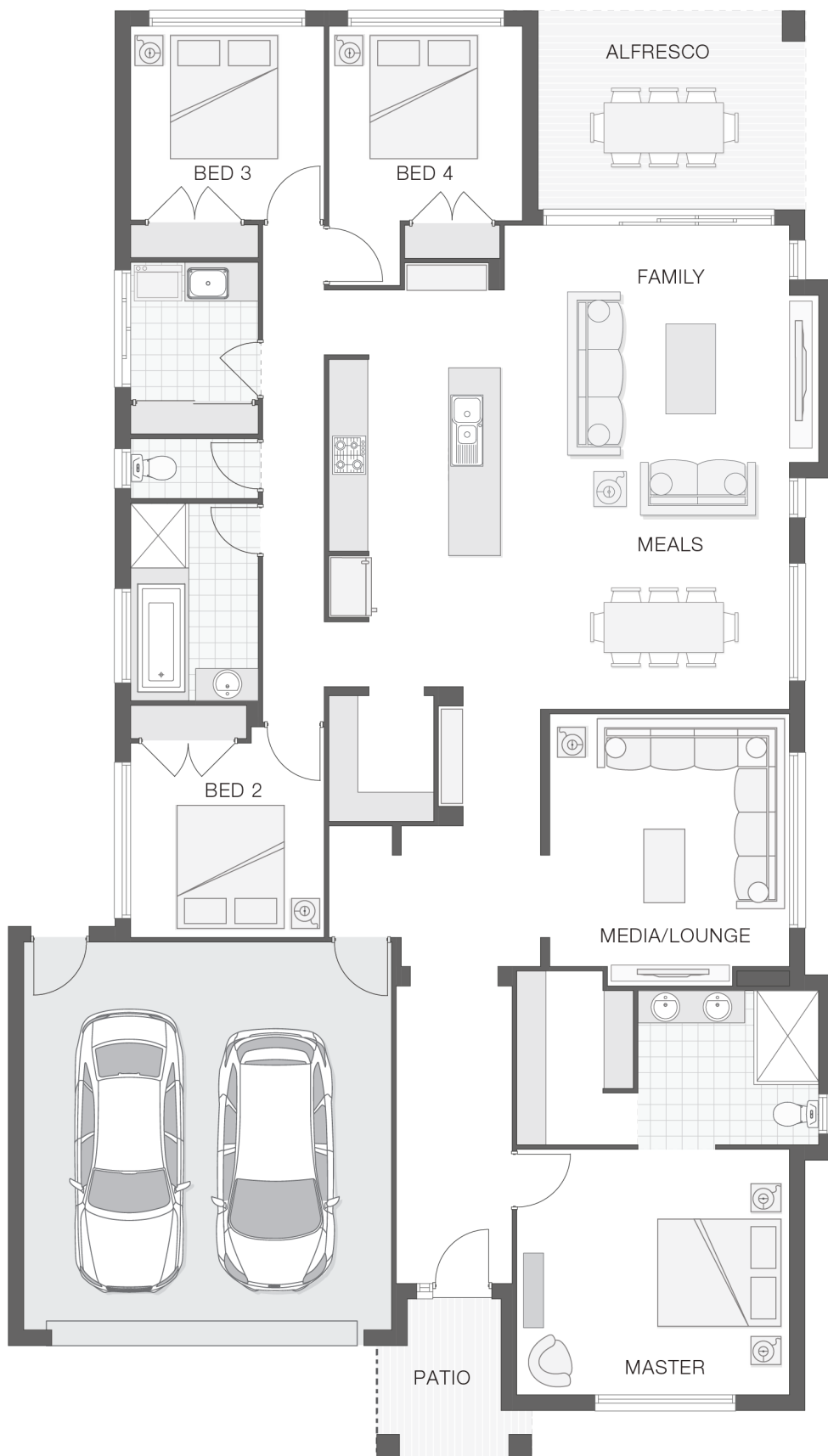
ENQUIRE NOW:

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
- ✓ 3 included facade options and complimentary window changes
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Concrete Alfresco and Portico areas
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ 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
- ✓ Builders Grant \$15K



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.