

## The Carlson

4 2 2 28 sq

Facade name: Benson

### House Plan:

### LOT #3

Sawtell Commons

Address: Sawtell Commons Estate, Sawtell, 2452



450 m<sup>2</sup>

House and land package price:

From **\$693,890\***

### About package:

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

The Carlson home design is ideal for the narrow lot boasting functional layout and lavish extras for the growing family.

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
- 20mm stone benchtops, Dishwasher and 900mm freestanding cooker
- Square set ceiling to living area



### 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:

- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ 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
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Concrete Alfresco and Portico areas
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ Brushed Concrete Driveway



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