

## The Kerwin - A

4 2 2 27 sq

Facade name: Benson

### House Plan:

### LOT #56

Sawtell Commons

Address: Sawtell Commons Estate, Bonville, 2450



450 m<sup>2</sup>

House and land package price:

From **\$677,890\***

### About package:

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

Sawtell Commons is the last undeveloped residential land close to Sawtell with fantastic access and views over the Bongil Bongil National Park. The Kerwin home design is intelligent and intuitive and intended for the traditional sized block.

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



### 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
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Obscure glazing to bathroom, ensuite and WC
- ✓ 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
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ Site works allowance
- ✓ Ultimate upgrade bundle
- ✓ Builders Grant \$15K



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