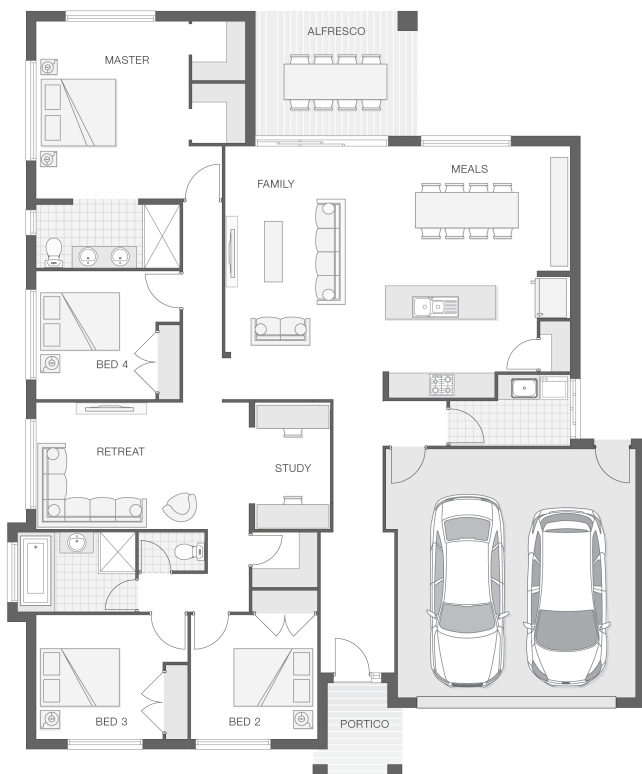


The Iluka

4 2 2 25 sq

Facade name: Bilson

House Plan:



LOT #204

Woopi Beach Estate

Address: Woopi Beach Estate, Woolgoolga, 2456



600 m²

House and land package price:

From **\$605,585***

About package:

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

With just a short walk to the beach and only minutes from Woolgoolga. Woopi Beach is the perfect location to build a new home. The Iluka home design is the epitome of lavish family living. This stylish design boasts sophistication, separation and space.

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

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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
- ✓ 3000L rainwater tank with submersible pump
- ✓ 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
- ✓ 3 included facade options and complimentary window changes
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ Concrete Alfresco and Portico areas
- ✓ Flyscreens
- ✓ Letterbox and Clothesline
- ✓ Ultimate upgrade bundle
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Builders Grant \$15K
- ✓ 2570mm high ceilings



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