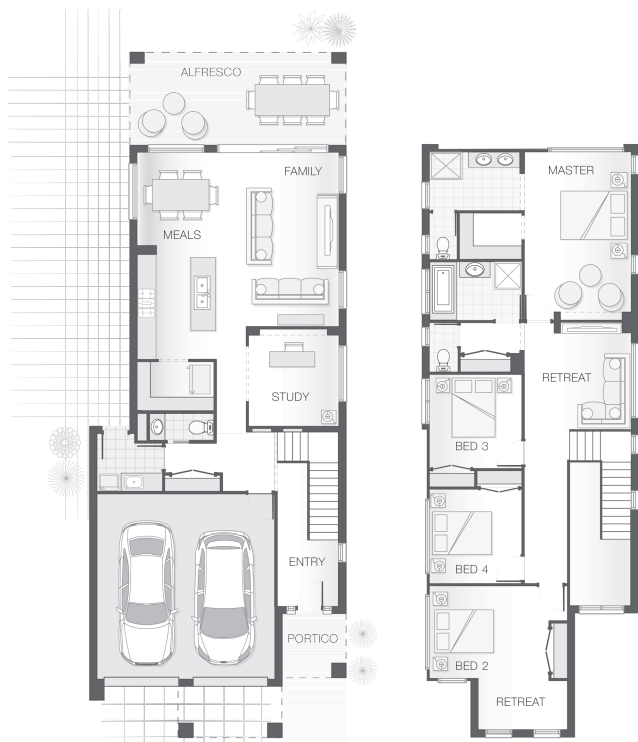


The Ascot - A

4 2 2 30 sq

Facade name: Marina

House Plan:



LOT #3

Sawtell Commons

Address: Sawtell Commons Estate, Sawtell, 2452



450 m²

House and land package price:

From **\$712,790***

About package:

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

The Isla home design is sophisticated and stylish, offering all the modern features that you need to relax, entertain and enjoy! The outdoor entertaining area runs the width of the home and flawlessly integrates with the family room, meals area and generous kitchen complete with butler's pantry creating an oversized entertainers delight. This block is in Sawtell Commons just 3.5km from Sawtell village, nestled in nature between the mountains and the sea.

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

ENQUIRE NOW:

Niki Whelan • P: 0412 797 925 • E: coffs.display@adenbrook.com.au

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House Features:

- ✓ Concrete Alfresco and Portico areas
- ✓ 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
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ 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
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Extended polished edge mirrors full wall width
- ✓ Ultimate upgrade bundle
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ 2570mm high ceilings
- ✓ Builders Grant \$15K

Estate Features:

- ✓ Close to school
- ✓ 20 minutes from Port Macquarie
- ✓ Short drive to Lake Cathie shopping village
- ✓ Close to beach
- ✓ Located close to Medical Center



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