

# The Winslow

4 2 2 39 sq

Facade name: Arden

## House Plan:



## LOT #10

Wattlebird Estate

Address: Wattlebird Estate, Nambucca Heads, 2448



9995.735 m<sup>2</sup>

House and land package price:

From **\$679,390\***

## About package:

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

Wattlebird Park Estate is positioned at the centre of everything that the growing Nambucca community has to offer. It provides a rural lifestyle, yet close enough to beaches and wide open spaces to enjoy it all. The Winslow home is designed to make an impact on wide or acreage-style lots. With great street appeal the Winslow is impressive from the moment you lay eyes on the home.

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

## ENQUIRE NOW:

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

- ✓ 20mm stone benchtops to kitchen
- ✓ 900mm Cooker and Dishwasher
- ✓ Carpet and Tile or Vinyl floors; modern architraves 67mm x 18mm
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ 3000L rainwater tank with submersible pump
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ BAL (Bushfire Attack Level) Allowance
- ✓ Builders Grant \$15K
- ✓ 2570mm high ceilings
- ✓ First Home Buyer Grant \$10K
- ✓ Ultimate upgrade bundle
- ✓ Letterbox and Clothesline
- ✓ Flyscreens
- ✓ Concrete Alfresco and Portico areas
- ✓ 1200mm Hinged Wideline Aluminium Entry Door



### ENQUIRE NOW:

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