

# The Baywood

4 2 2 31 sq

Facade name: Bilson

## House Plan:



## LOT #19

Macksville Gardens Estate

Address: Macksville Gardens Estate, Macksville, 2447



715 m<sup>2</sup>

House and land package price:

From **\$593,225\***

## About package:

The exclusive and strictly limited land release at Macksville Gardens Estate comprises 45 residential land lots in a captivating and convenient setting. The Baywood home design is equally as stylish as it is tasteful. The layout affords privacy and separation while also offering a central heart of the home which is comprised of kitchen, dining and alfresco space ideal for entertainment, enjoyment and relaxation.

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

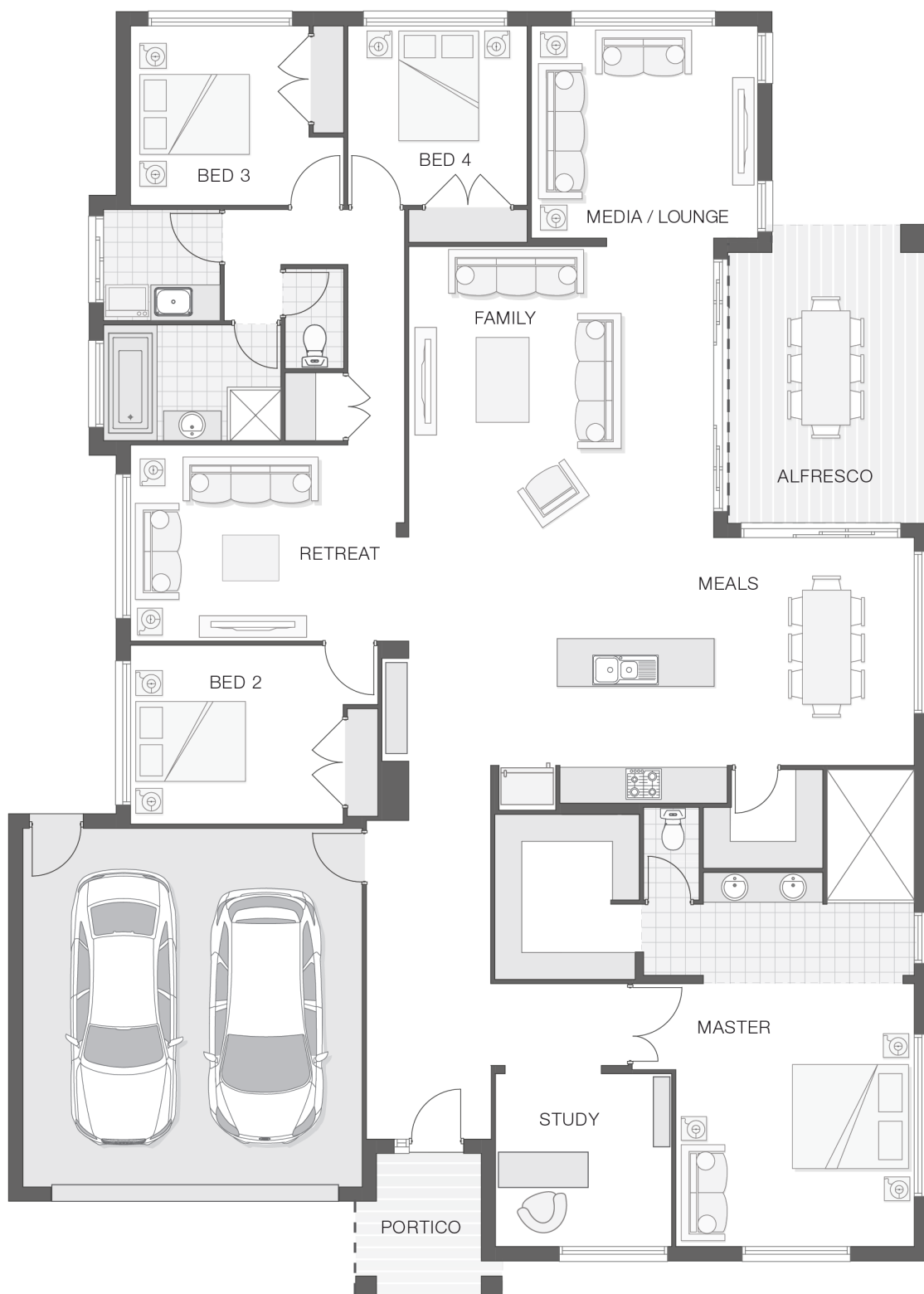
## ENQUIRE NOW:

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

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### House Features:

- ✓ 900mm Cooker and Dishwasher
- ✓ 20mm stone benchtops to kitchen
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ 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
- ✓ Letterbox and Clothesline
- ✓ Concrete Alfresco and Portico areas
- ✓ Flyscreens
- ✓ Dishwasher
- ✓ 2570mm high ceilings
- ✓ Builders Grant \$15K
- ✓ Site works allowance
- ✓ Ultimate upgrade bundle
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ 3 included facade options and complimentary window changes
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway



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