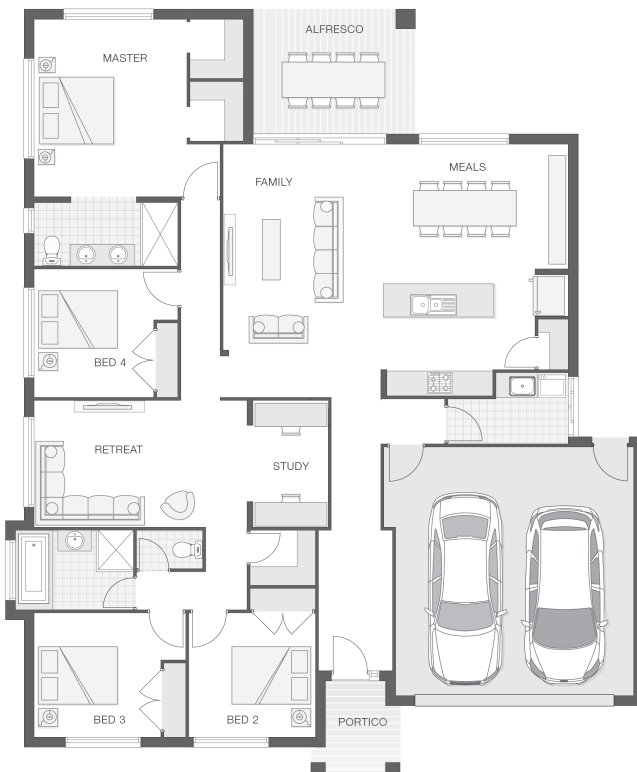


The Iluka

4 2 2 25 sq

Facade name: Lennox

House Plan:



LOT #54

Forster Grange

Address: Lovedale Way, Forster (NSW), 2428



505.2 m²

House and land package price:

From **\$626,360***

About package:

FIXED TURN-KEY PRICE

Adenbrook Homes Mid North Coast are a locally owned, award-winning builder, backed by the strength of a big brand. We offer turn-key pricing, designed to give you everything you need to move straight in - without the hidden costs.

The Iluka home design on this 505.2m2 block in Forster Grange is the epitome of lavish family living. This stylish design boasts sophistication, separation and space. The alfresco entertaining area blends perfectly with the indoor living spaces and kitchen, creating an entertainment zone like none other. The luxury master retreat commands attention situated for privacy with generous his and her walk-in-ropes and exquisite ensuite offering dual vanity and large shower. The additional bedrooms are sprawled across a large footprint with designated study or home office adjoining the retreat. The Iluka is the ultimate family living defined.

What is included in the price?

- Quality Timber Look Flooring, Carpet and Tiles
- Site works allowance, including creating split level design
- Flyscreens
- Rainwater Tank
- Remote Controlled Garage Door + 2 remotes
- Concrete Alfresco and Portico areas
- Letterbox and Clothesline

ENQUIRE NOW:

Kristen Curry • P: 0401091313 • E: portmacquarie.display@adenbrook.com.au

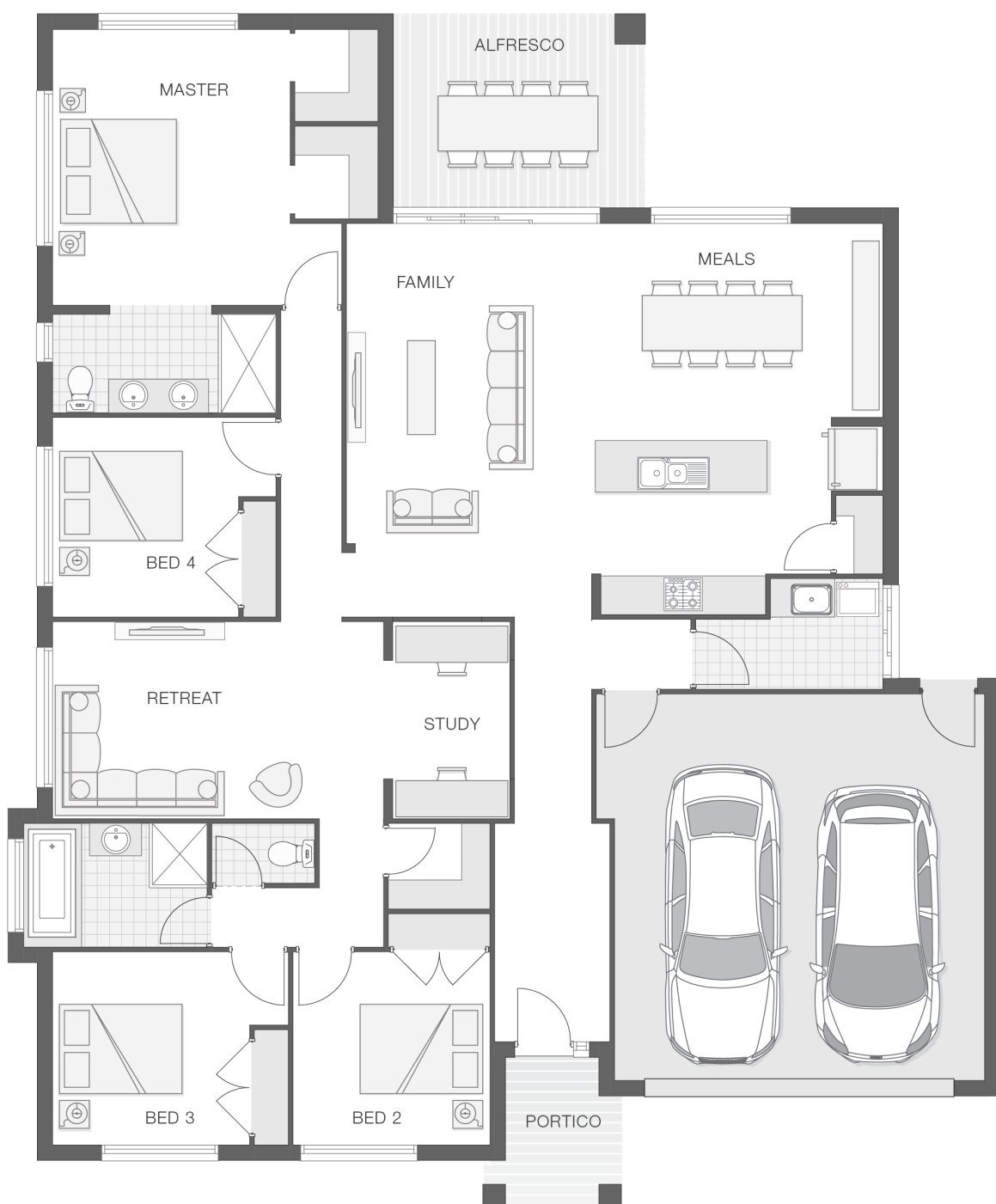
Plan must be increased to 235m2 to meet covenant approval, please discuss further with our Sales Consultants. Plans and designs depicted may change with facade selection. All drawings and photographs are for illustrative purposes only. This work is exclusively owned by AB Aust. IP Pty Ltd (ACN 163 575 077) 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
- ✓ 2570mm high ceilings
- ✓ Ultimate upgrade bundle
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Remote Controlled Garage Door + 2 remotes
- ✓ Letterbox and Clothesline
- ✓ Flyscreens
- ✓ Concrete Alfresco and Portico areas
- ✓ 3000L rainwater tank with submersible pump
- ✓ BAL (Bushfire Attack Level) Allowance
- ✓ Brushed Concrete Driveway
- ✓ 900mm Cooker and Dishwasher

Estate Features:

- ✓ Stocklands Forster just minutes away
- ✓ Close to beach and lakes
- ✓ Local school within walking distance
- ✓ 3 hours from Sydney



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