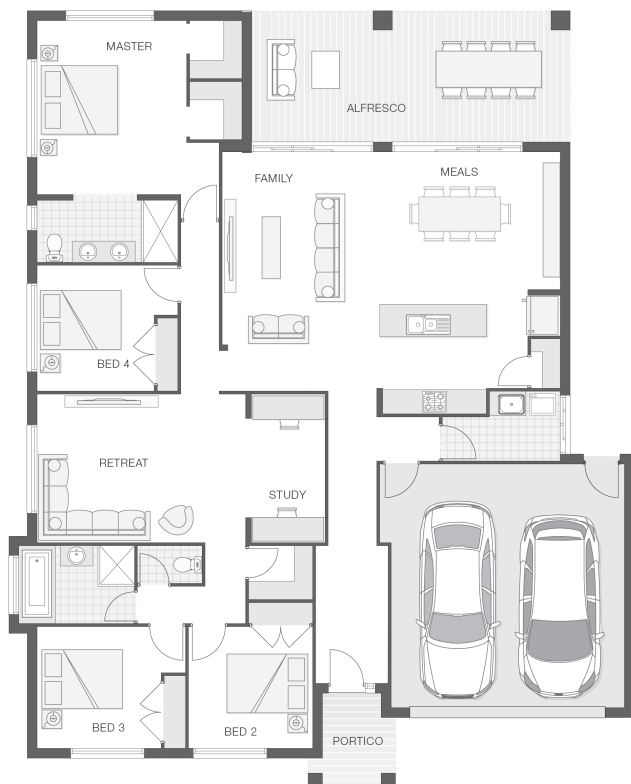


## The Iluka - A

4 2 2 27 sq

Facade name: Penrose

### House Plan:



### LOT #TBA

Bingara Gorge

Address: Stringybark Drive, Wilton (NSW), 2571



743.4 m<sup>2</sup>

House and land package price:

From **\$959,900\***

### About package:

This Adenbrook Home & Land package is located in the highly sought-after estate of Bingara Gorge.

Set on a 743.4m<sup>2</sup> block of land, backing on the beautiful Golf Course with room for a swimming pool, we have coupled it with our Iluka A home design.

The Iluka home design 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.

This House and Land Package includes:-

- \* Standard Site Costs, Standard Basix Requirements, H2 Slab Provisional Allowance
- \* Gold range carpet to bedrooms, Rumpus/games room with tiles throughout
- \* Tiling to the Alfresco and Portico
- \* Coloured Concrete Driveway
- \* Daiken Reverse Cycle Ducted Air Con.
- \* 40mm stone to the kitchen
- \* Freestanding Bath, Frameless Shower screen
- \* 900mm cooktop oven and intergraded rangehood
- \* Downlight package and upgraded electrical
- \* Colorbond roofing with the Anticom blanket
- \* PLUS our fantastic Ultimate Upgrade Bundle!

### ENQUIRE NOW:

Jillian Stokes • P: 0415 301 615 • E: [greaterwollongong@adenbrook.com.au](mailto:greaterwollongong@adenbrook.com.au)

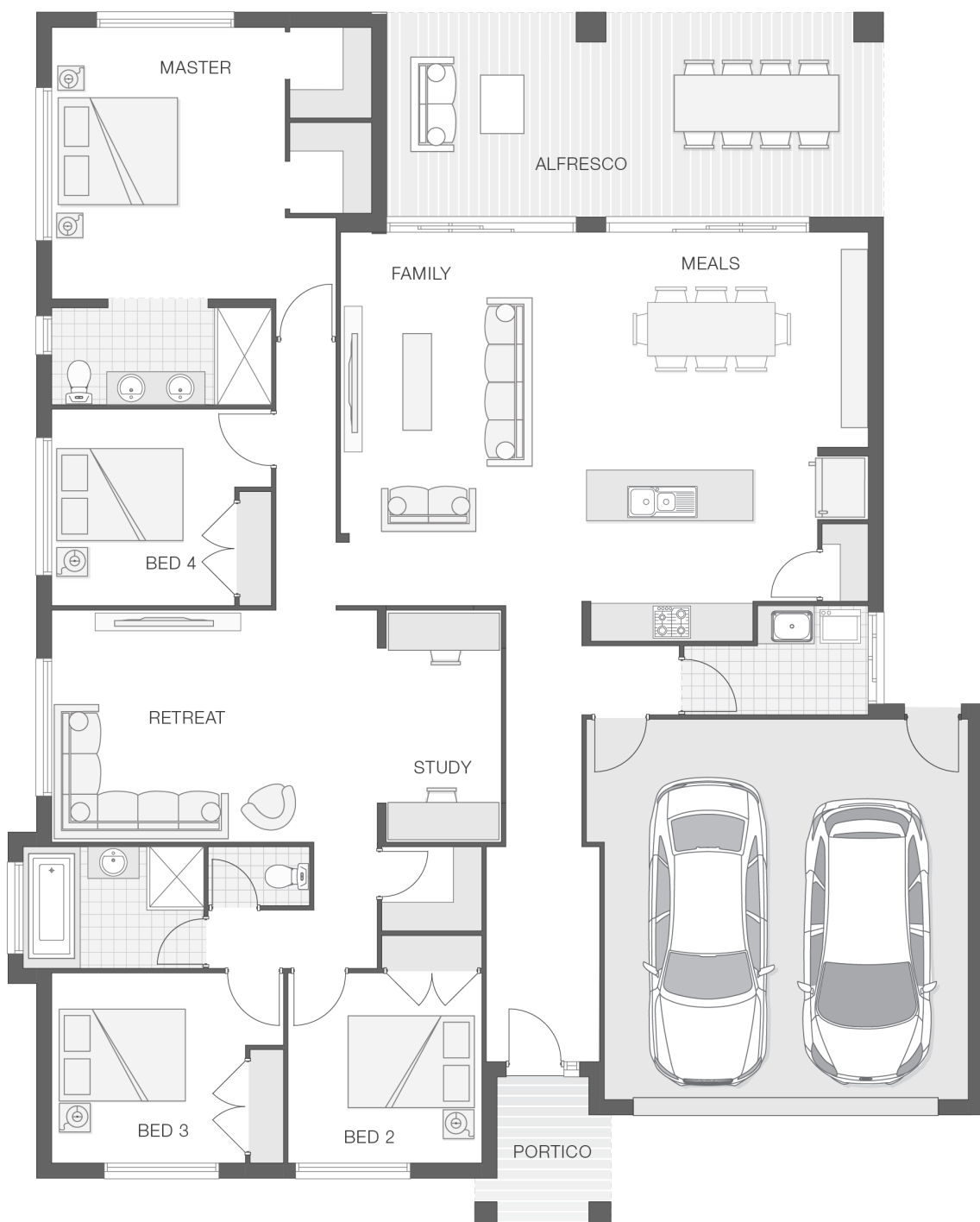
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### House Features:

- ✓ Downlight Package and upgraded Electrical
- ✓ Colorbond Roofing including the anticom blanket
- ✓ Freestanding Bath
- ✓ 2740mm ceiling heights
- ✓ Frameless Shower Screen
- ✓ 20mm stone benchtop to bathroom and ensuite
- ✓ 40mm stone to the kitchen
- ✓ Clipsal Iconic Ultramodern range Switch Gear
- ✓ Monier Atura low-profile roof tiles
- ✓ Westinghouse Cooktop, Oven and Dishwasher
- ✓ Daiken Reverse Cycle Ducted Air Conditioning
- ✓ Standard Site Costs and Standard Basix Requirements
- ✓ Coloured Concrete Driveway
- ✓ 2x Gas Points
- ✓ Flyscreens To all openable windows
- ✓ Much More...
- ✓ Soft-close drawers and doors to Kitchen and Bathrooms
- ✓ R2 Walls and R4 Ceiling Insulation
- ✓ Shower Niches
- ✓ Tiling to the Alfresco and Portico
- ✓ Render to the home

### Estate Features:

- ✓ Bingara Gorge Golf Club
- ✓ Pulse Leisure Centre
- ✓ Bingara Gorge Community Preschool



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