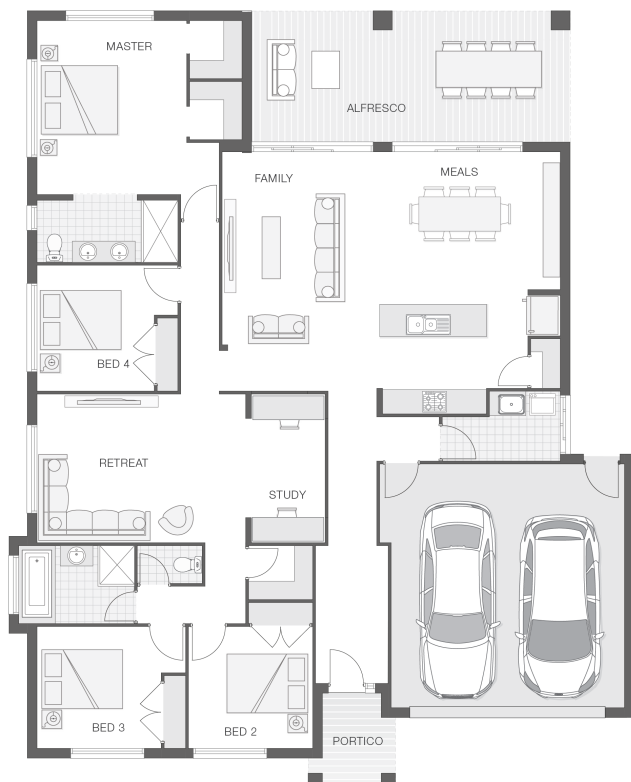


## The Iluka - A

4 2 2 27 sq

Facade name: Byron

### House Plan:



### LOT #3

Northpoint Estate

Address: Northpoint Estate Woolgoolga, Woolgoolga, 2456



672 m<sup>2</sup>

House and land package price:

From **\$643,890\***

### About package:

FREE OFFER 'Run on Sun 21' – HARNESS THE POWER OF SOLAR ENERGY AND SAVE!

The newest exclusive estate at Coffs Coast has just opened up, Northpoint Estate with beautiful beaches only minutes away with a bustling town center just down the road. 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.

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

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

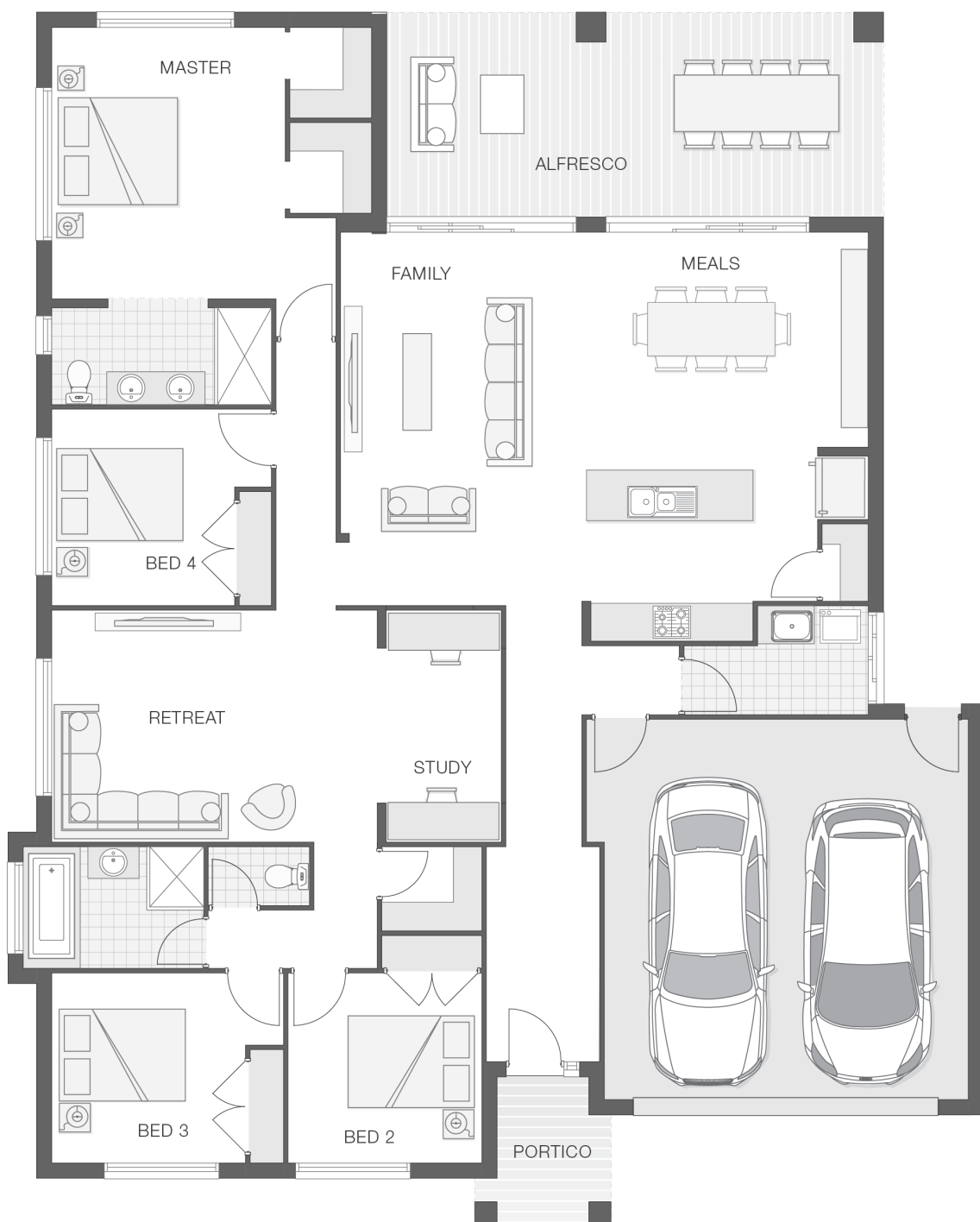
### ENQUIRE NOW:

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

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### House Features:

- ✓ 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
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ 3 included facade options and complimentary window changes
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Dishwasher
- ✓ Brushed Concrete Driveway
- ✓ Flyscreens
- ✓ Letterbox and Clothesline
- ✓ Concrete Alfresco and Portico areas
- ✓ Square set ceilings to living area
- ✓ 2570mm high ceilings
- ✓ Site works allowance
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Ultimate upgrade bundle
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ LED downlights throughout and NBN provision
- ✓ M class soil and 500mm fall over building platform



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