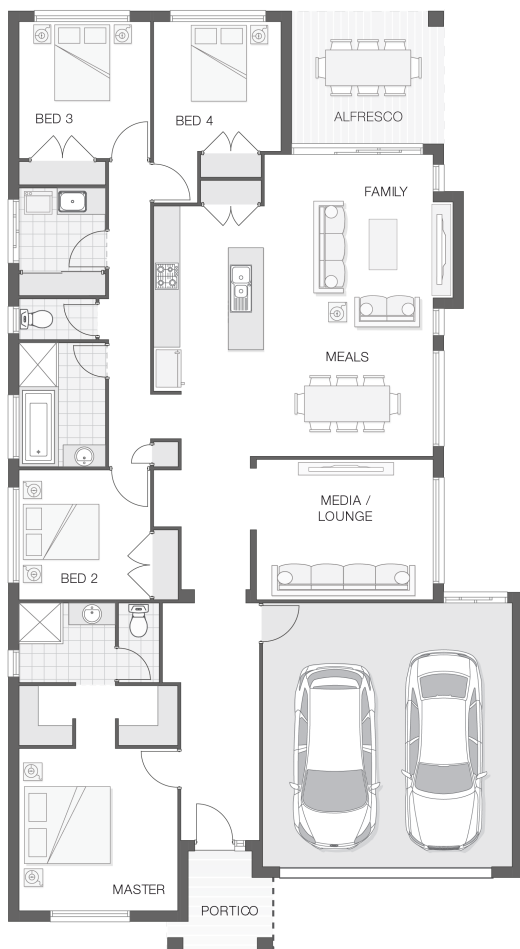


The Fraser

4 2 2 23 sq

Facade name: Bexley

House Plan:



LOT #ADDRESS UPON REQUEST

The Riverside Estate

Address: Address Upon Request, Macksville, 2447



511 m²

House and land package price:

From **\$552,440***

About package:

With a short drive to Macksville CBD and only minutes from the beach, secure your piece of riverside living on Nambucca River. Land to be available upon request. Block sizes from 451sqm - 681sqm starting from \$219,000 with land registration due March/April 2021. Fully serviced, level allotments. This block is expected to be registered by the end of the year.

The Fraser home design is both intelligent and practical in layout and features. The deliberate placement of separate living and entertainment zones allows space for a touch of luxury in the form of a secluded master retreat with ensuite and walk-in-robe, while indoor and outdoor living flow.. effortlessly throughout 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 \$4990

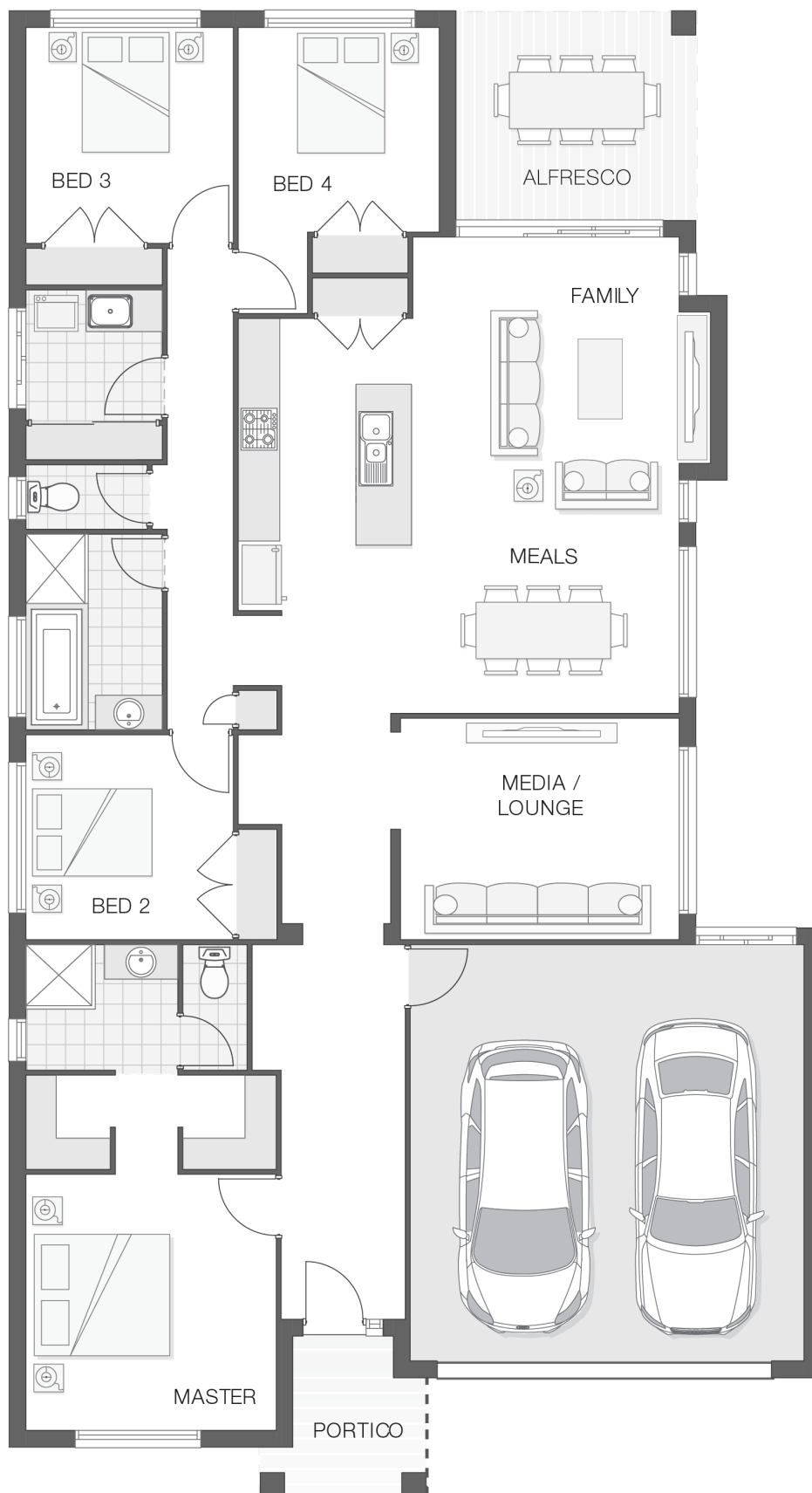
ENQUIRE NOW:

Niki Whelan • P: 0412 797 925 • E: 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
- ✓ 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
- ✓ Flyscreens
- ✓ Concrete Alfresco and Portico areas
- ✓ Ultimate upgrade bundle
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Square set ceilings to living area
- ✓ Site works allowance
- ✓ 2570mm high ceilings
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Brushed Concrete Driveway
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Dishwasher
- ✓ BAL (Bushfire Attack Level) Allowance



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