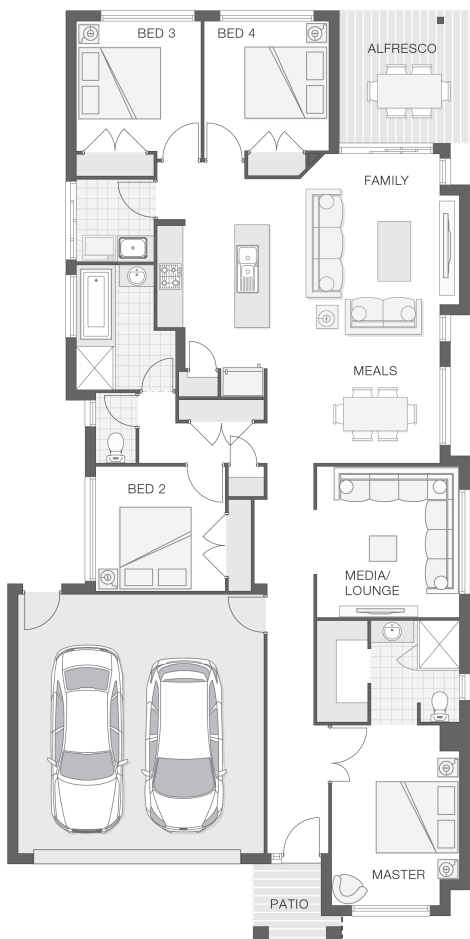


## The Saxon

4 2 2 21 sq

Facade name: Bexley

### House Plan:



### LOT #19

Macksville Gardens Estate

Address: Macksville Gardens Estate, Macksville, 2447



715 m<sup>2</sup>

House and land package price:

From **\$513,890\***

### 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 Saxon home design achieves the perfect balance between compact living and functionality. The clever design incorporates a central hub for entertaining both indoors and out with the tidy alfresco area adjoining the kitchen, family room and meals zones.

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 \$4,990

### 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

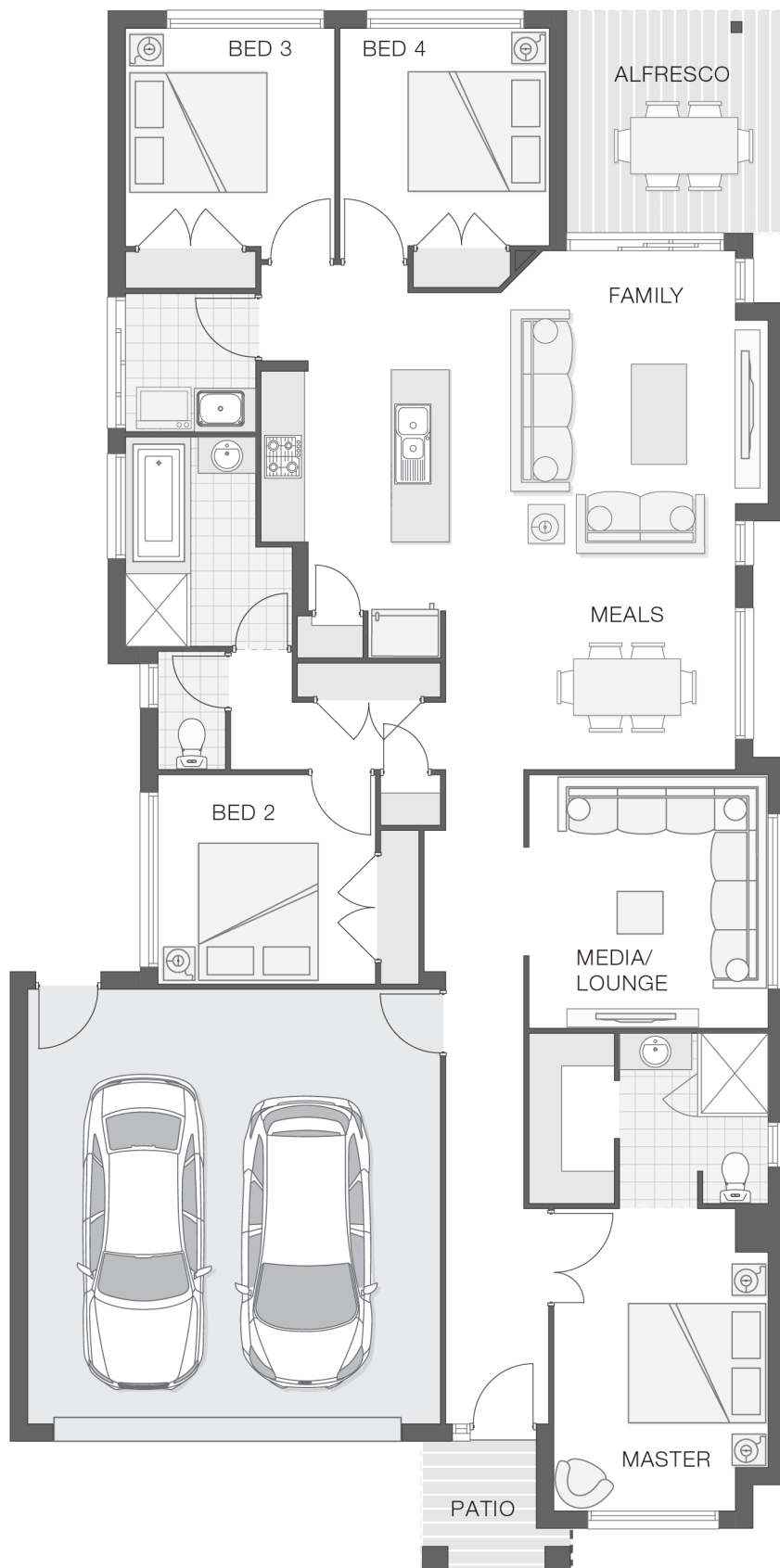
### ENQUIRE NOW:

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
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Carpet and Tile or Vinyl floors; modern architraves 67mm x 18mm
- ✓ 3000L rainwater tank with submersible pump
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Extended polished edge mirrors full wall width
- ✓ M class soil and 500mm fall over building platform
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ 3 included facade options and complimentary window changes
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ Brushed Concrete Driveway
- ✓ Dishwasher
- ✓ BAL (Bushfire Attack Level) Allowance
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Ultimate upgrade bundle
- ✓ Square set ceilings to living area
- ✓ Site works allowance
- ✓ 2570mm high ceilings



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