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House and Land Package

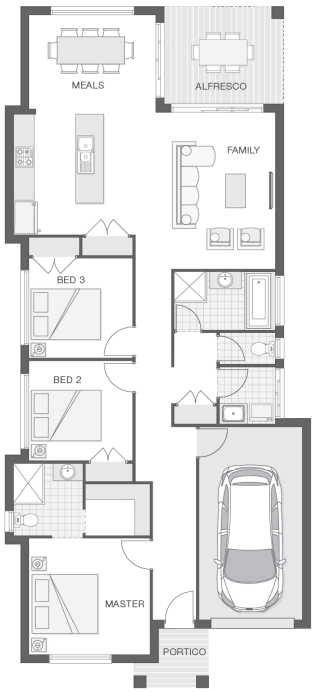


The Ellis

3 2 1 16 sq

Facade name: Bexley

House Plan:



LOT #58

Gibraltar View Estate

Address: Gibraltar View Estate, Grafton, 2460

450 m^2

House and land package price:

From $391,890*

About package:

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

If you've been waiting for a block of land in Junction Hill to build your dream home on then the wait is over. The Ellis home design encapsulates fresh family living in a sleek and compact design. Offering an appealing layout that features open plan living, dining and kitchen space that flows to the alfresco area, entertaining in this space is a breeze.

Government Grant EXTENDED OFFER $15,000 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

ULTIMATE UPGRADE BUNDLE FOR ONLY $4,990

ENQUIRE NOW:

Niki Whelan • P: 0412 797 925 • E: coffs.display@adenbrook.com.au

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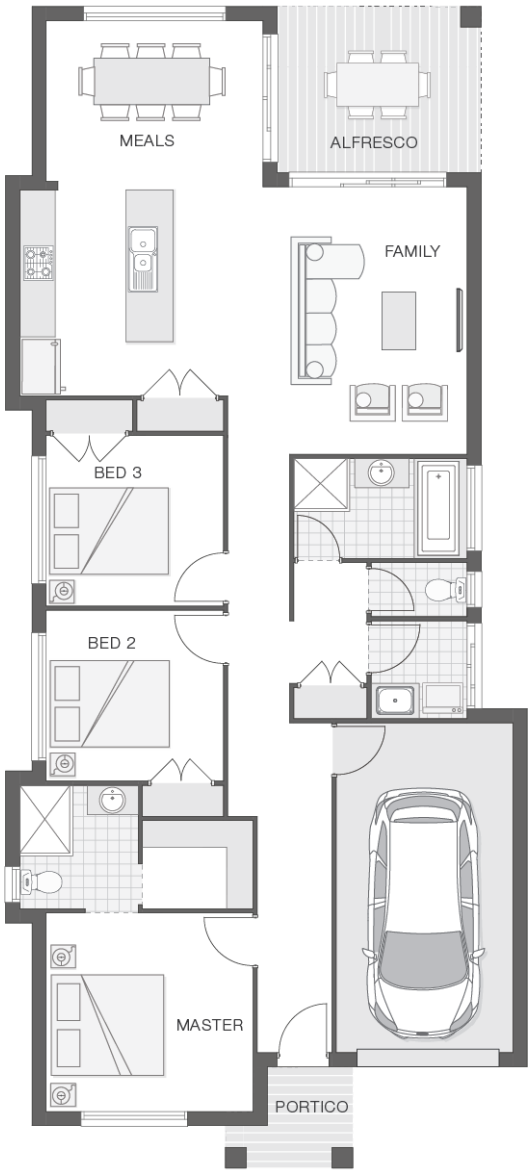
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House Features:

- 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
- Letterbox and Clothesline
- Flyscreens
- Concrete Alfresco and Portico areas
- Dishwasher
- Brushed Concrete Driveway
- BAL (Bushfire Attack Level) Allowance
- Square set ceilings to living area
- Ultimate upgrade bundle
- 1200mm Hinged Wideline Aluminium Entry Door
- Builders Grant $15K
- 2570mm high ceilings
- Site works allowance
- 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
- 3 included facade options and complimentary window changes
- 27L gas instantaneous hot water system
- M class soil and 500mm fall over building platform
- Wideline aluminium windows, stacker and sliding doors, and flyscreens
- Termite resistant "blue pine" framing and trusses and physical termite barriers
- LED downlights throughout and NBN provision



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