

# The Sapphire

4 2 1 24 sq

Facade name: Benson

## House Plan:



## LOT #59

Gibraltar View Estate

Address: Gibraltar View Estate, Grafton, 2460



450 m<sup>2</sup>

House and land package price:

From **\$478,890\***

## 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 Sapphire home design is as functional as it is classy and sophisticated and is set across two spacious levels. Upon entry there is direct access to the media lounge or sitting room, excellent for entertaining or gathering the family together.

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 \$4990

## 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
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Brushed Concrete Driveway
- ✓ Dishwasher
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Run on Sun '21
- ✓ Ultimate upgrade bundle
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Square set ceilings to living area
- ✓ Builders Grant \$15K
- ✓ 2570mm high ceilings
- ✓ Site works allowance
- ✓ Concrete Alfresco and Portico areas
- ✓ Flyscreens
- ✓ Remote Controlled Garage Door + 2 remotes



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