

# The Sorrento

3 2 2 19 sq

Facade name: Byron

## House Plan:



## LOT #11

Glen Valley Estate

Address: Glen Valley Estate, Glenreagh, 2450



2520 m<sup>2</sup>

House and land package price:

From **\$612,890\***

## About package:

This serene development in the hinterland of the Coffs Coast is ideally situated amongst the rolling green hills of the Orara Valley in the township of Glenreagh. Located centrally, Glenreagh is half an hour from Coffs Harbour. The Sorrento home design is ideal for easy family living on a traditional block. The clever design boasts a spacious kitchen, open plan meals and family room that flow effortlessly into the alfresco dining area.

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

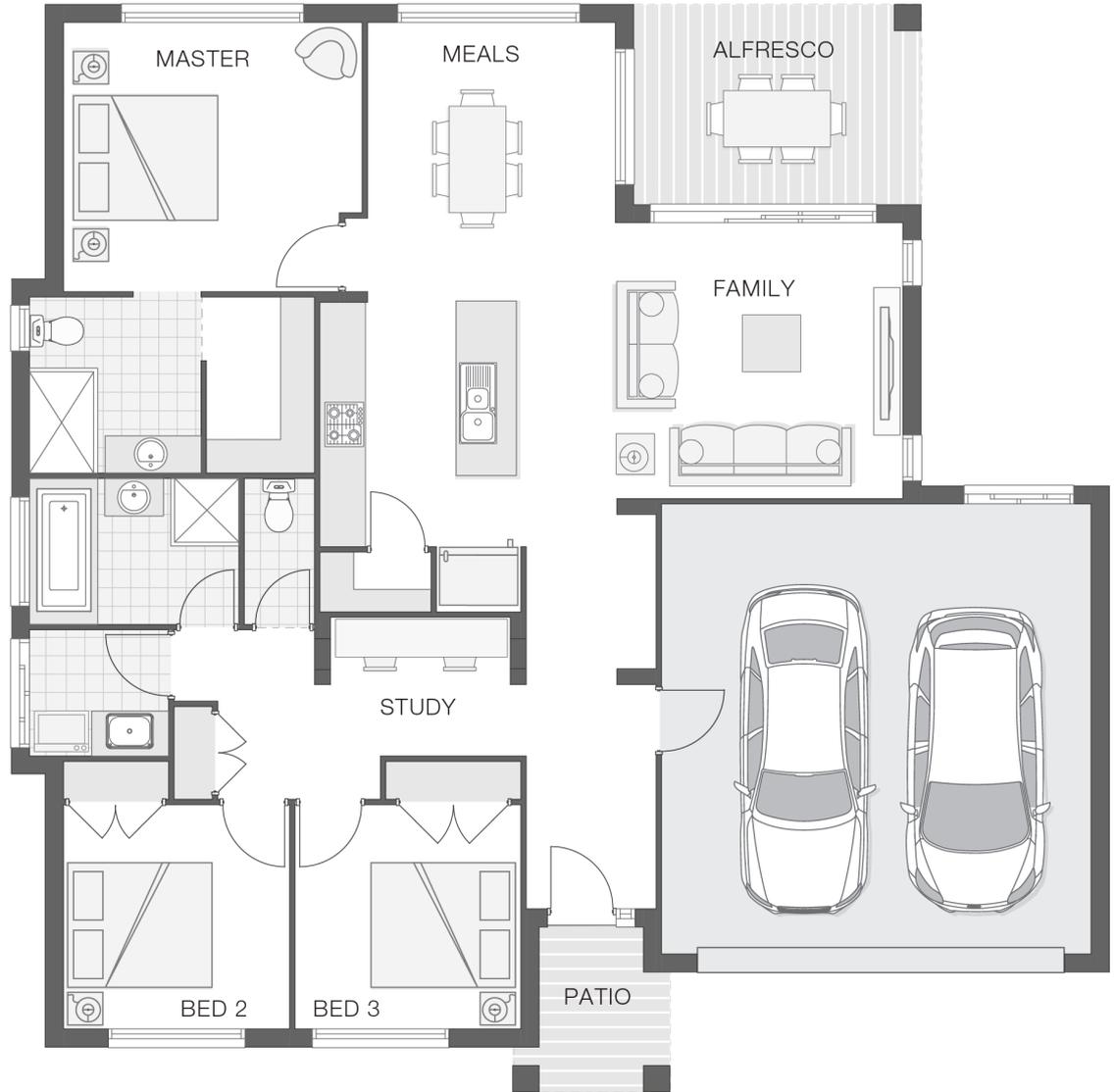
## ENQUIRE NOW:

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

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**House Features:**

- ✓ 900mm Cooker and Dishwasher
- ✓ 20mm stone benchtops to kitchen
- ✓ 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
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Concrete Alfresco and Portico areas
- ✓ Flyscreens
- ✓ Letterbox and Clothesline
- ✓ BAL (Bushfire Attack Level) Allowance
- ✓ Brushed Concrete Driveway
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Dishwasher
- ✓ 3 included facade options and complimentary window changes
- ✓ 27L gas instantaneous hot water system
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Site works allowance
- ✓ 2570mm high ceilings
- ✓ Square set ceilings to living area
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Ultimate upgrade bundle



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