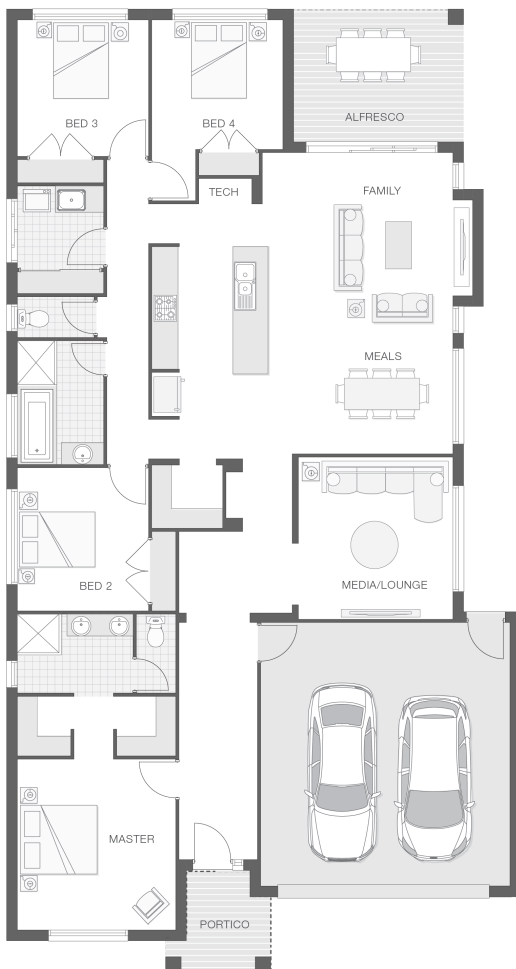


The Fraser - B

4 2 2 25 sq

Facade name: Bilson

House Plan:



LOT #338

Lake Heights Estate

Address: Lake Heights Estate, Coffs Harbour, 2450



599 m²

House and land package price:

From **\$710,890***

About package:

Nestled within the beautiful North Boambee Valley and only minutes' drive from Coffs Harbour's CBD. 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 flows 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

EXTERNAL / INTERNAL

- Hume Savoy 1200mm hinged entry door
- 2570mm ceiling height with Square set finish
- 20mm stone benchtops, Dishwasher and 900mm freestanding cooker

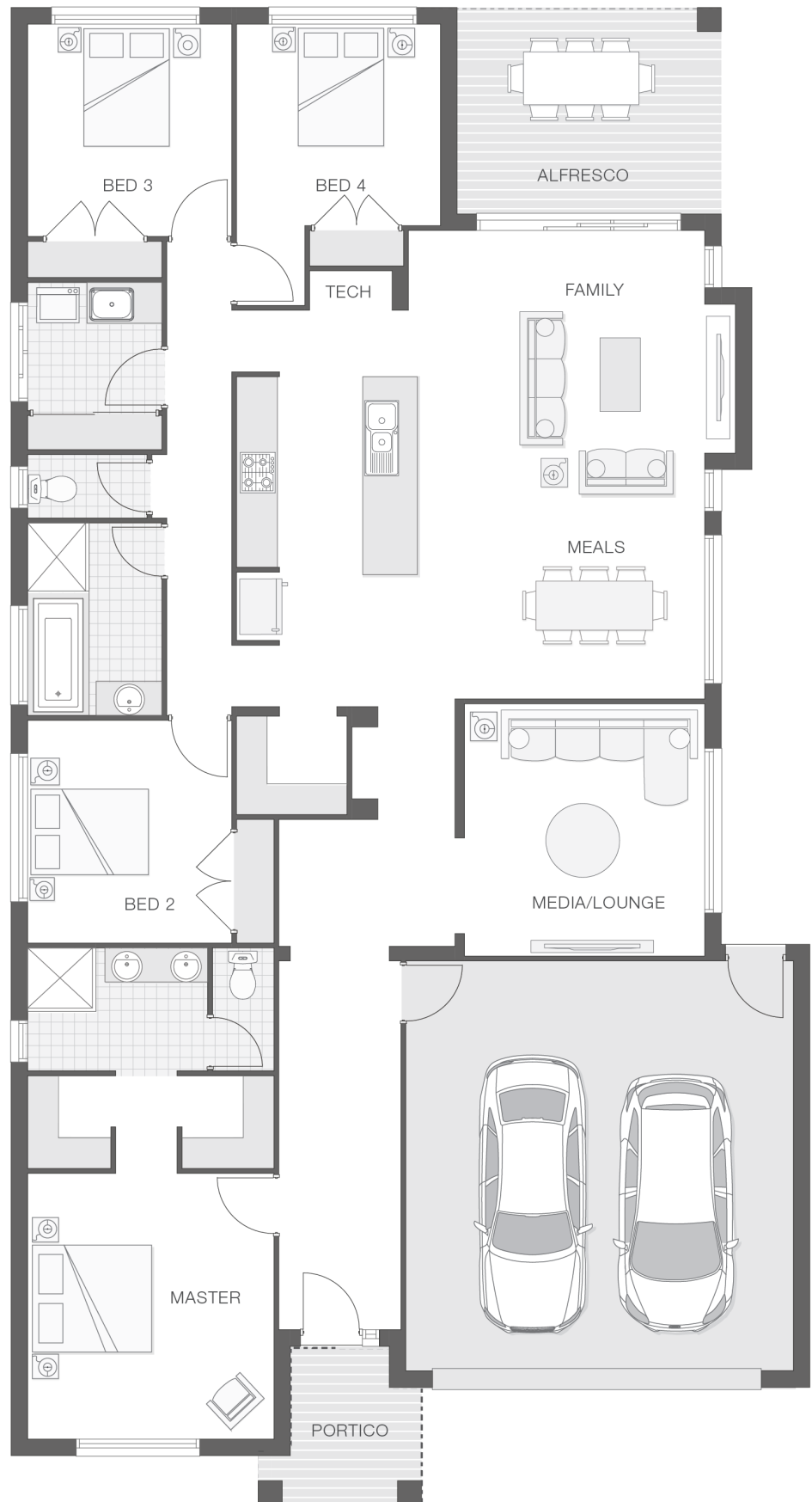
ENQUIRE NOW:

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
- ✓ 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
- ✓ 2570mm high ceilings
- ✓ Site works allowance
- ✓ 3 included facade options and complimentary window changes
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ Dishwasher
- ✓ Brushed Concrete Driveway
- ✓ M class soil and 500mm fall over building platform
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens



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