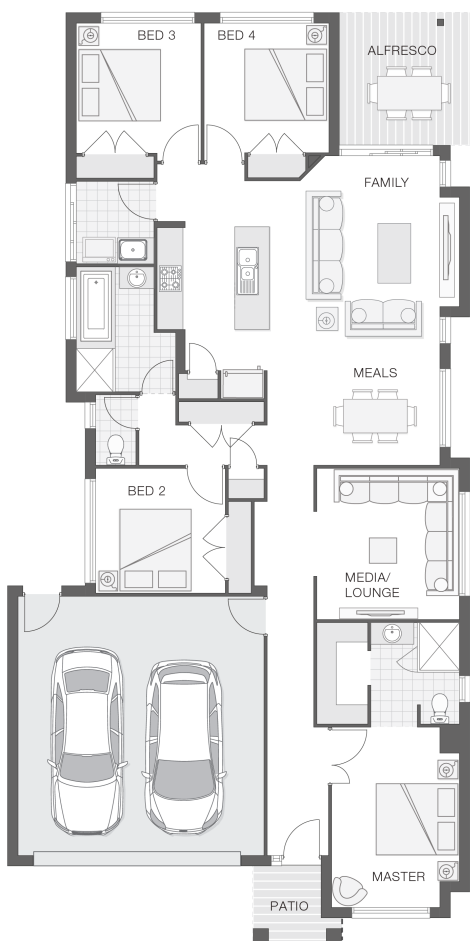


## The Saxon

4 2 2 21 sq

Facade name: Arden

### House Plan:



### LOT #11

The Riverside Estate

Address: The Riverside Estate, Macksville, 2447



509 m<sup>2</sup>

House and land package price:

From **\$521,890\***

### About package:

The Riverside Estate 20 residential lots situated opposite the Nambucca River an exciting opportunity for buyers seeking a waterside lifestyle. 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 \$4990

### 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

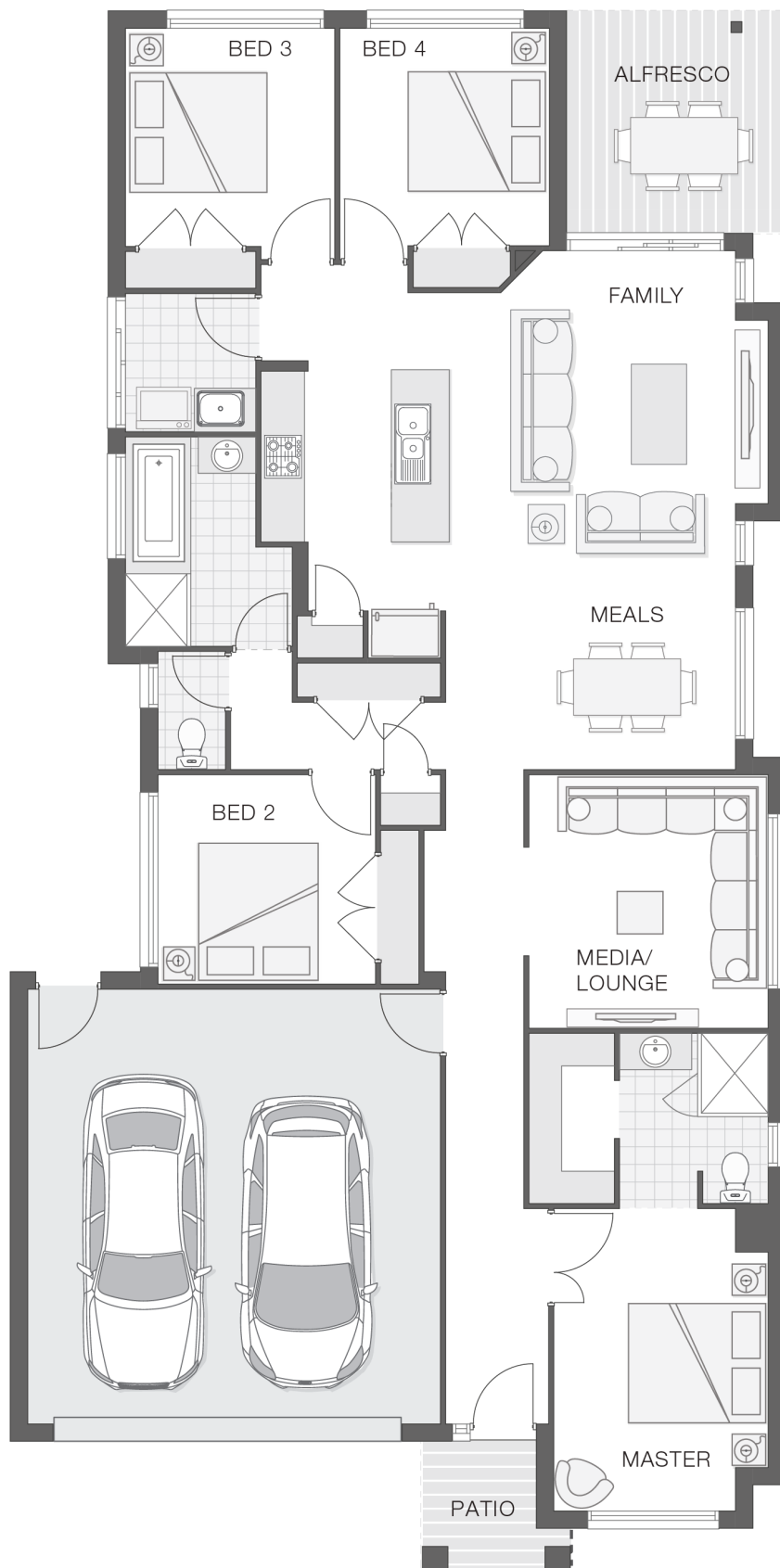
### ENQUIRE NOW:

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

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### House Features:

- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ Carpet and Tile or Vinyl floors; modern architraves 67mm x 18mm
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Flyscreens
- ✓ Concrete Alfresco and Portico areas
- ✓ Letterbox and Clothesline
- ✓ Ultimate upgrade bundle
- ✓ Square set ceilings to living area
- ✓ Site works allowance
- ✓ 2570mm high ceilings
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ 3 included facade options and complimentary window changes
- ✓ Obscure glazing to bathroom, ensuite and WC
- ✓ BAL (Bushfire Attack Level) Allowance
- ✓ Dishwasher
- ✓ Brushed Concrete Driveway
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ M class soil and 500mm fall over building platform



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