

# The Austin - Turn Key Price

4 2 2 26 sq

Facade name: Bexley

## House Plan:

### LOT #508

Woopi Beach Estate

Address: Woopi Beach Estate, Woolgoolga, 2456



785 m<sup>2</sup>

House and land package price:

From **\$774,890\***

### About package:

Woopi Beach Estate Stage 5 is now available with registration expected around Jan - Jun 2022. Offering a short stroll from each block to the Solitary Islands Marine Park where Hearnes Lake meets the Pacific Ocean, this land really is position perfect! At the Austin, modern family living is all about space to come together as a family and space for quiet time apart. The open living space combines with a rumpus room and alfresco to create a central living and entertaining area that can be used all year round.

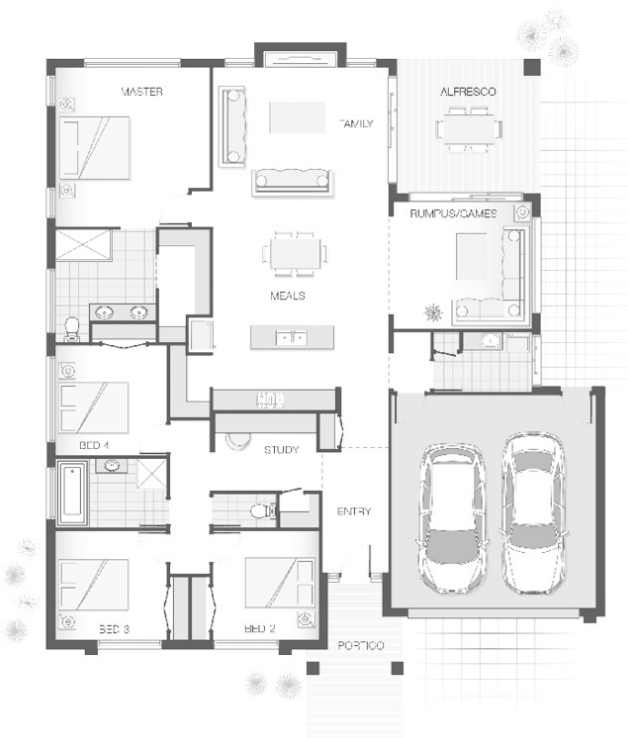
What's included in your beautifully finished, high quality new home

- 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



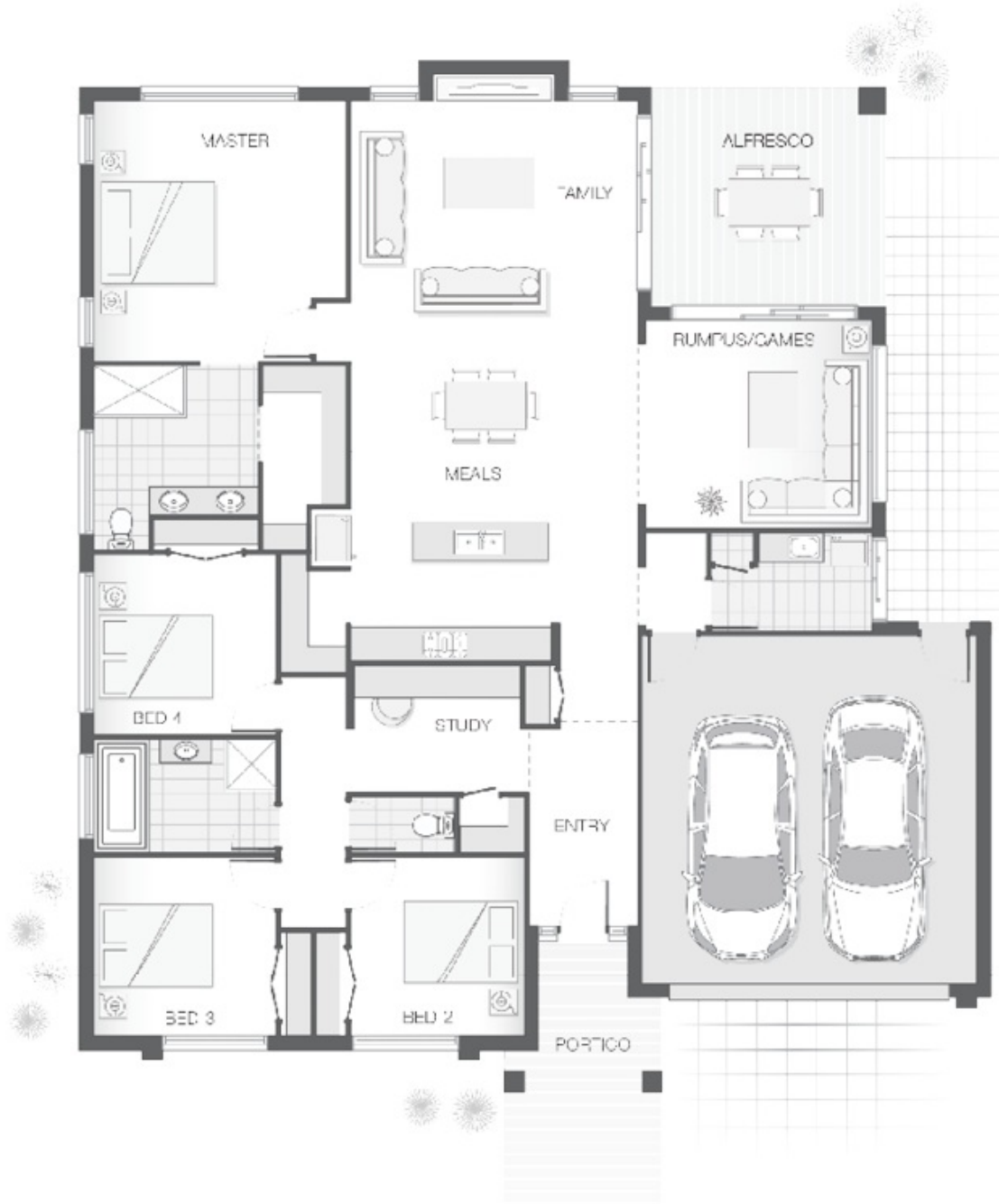
## ENQUIRE NOW:

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
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ Wideline aluminium windows, stacker and sliding doors, and
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry
- ✓ 3 included facade options and complimentary window
- ✓ Obscure glazing to bathroom, ensuite and WC
- ✓ M class soil and 500mm fall over building platform
- ✓ LED downlights throughout and NBN provision
- ✓ Dishwasher
- ✓ Brushed Concrete Driveway
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete
- ✓ Letterbox and Clothesline
- ✓ Flyscreens
- ✓ Concrete Alfresco and Portico areas
- ✓ 3000L rainwater tank with submersible pump
- ✓ Termite resistant "blue pine" framing and trusses and
- ✓ Ultimate upgrade bundle
- ✓ Hume Savoy 1200 hinged entry door
- ✓ Square set ceilings to living area
- ✓ 2570mm high ceilings
- ✓ Site works allowance
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ 27L gas instantaneous hot water system



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