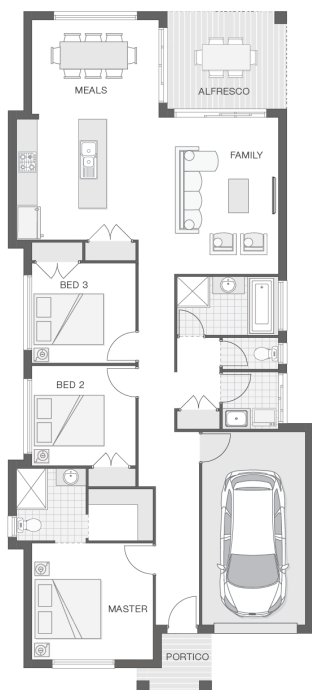


The Ellis

3 2 1 16 sq

Facade name: Bexley

House Plan:



LOT #9

North Solitary Drive

Address: North Solitary Drive, Sapphire Beach, 2450



867 m²

House and land package price:

From **\$747,890***

About package:

The Ellis home design encapsulates fresh family living in a sleek and compact design. Offering an appealing layout that features open plan living, dining and kitchen space that flows to the alfresco area, entertaining in this space is a breeze.

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

KITCHEN

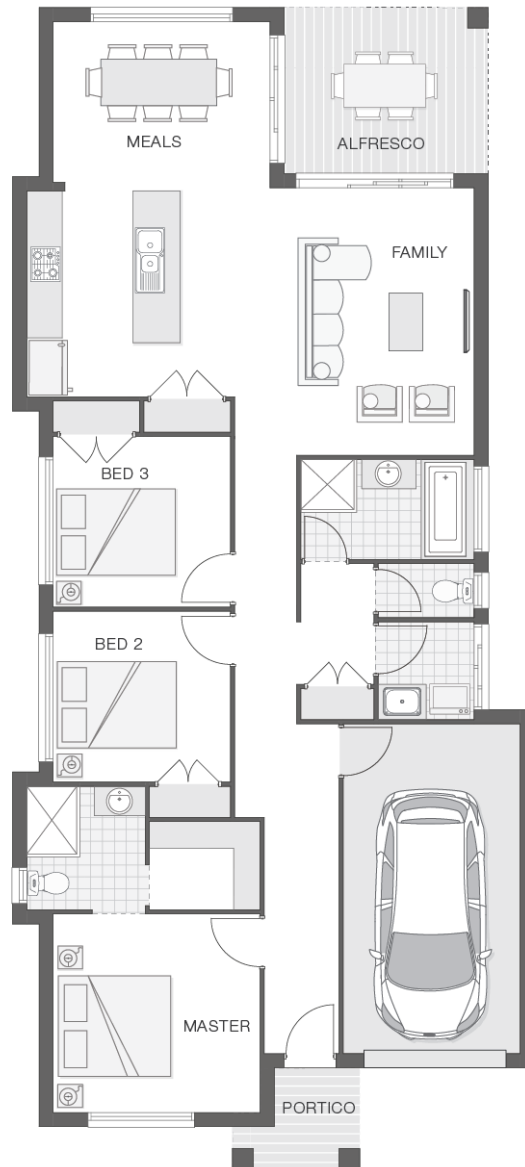
ENQUIRE NOW:

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
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ 3000L rainwater tank with submersible pump
- ✓ Letterbox and Clothesline
- ✓ Flyscreens
- ✓ Concrete Alfresco and Portico areas
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ 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
- ✓ Dishwasher
- ✓ Brushed Concrete Driveway
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ 2570mm high ceilings
- ✓ Site works allowance
- ✓ Square set ceilings to living area
- ✓ Ultimate upgrade bundle
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Remote Controlled Garage Door + 2 remotes
- ✓ Quality Timber Look Flooring, Carpet and Tiles



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