

## The Capestone - A

4 2 2 26 sq

Facade name: Marina

### House Plan:

### LOT #59

Bellbird Park Estate

Address: Bellbird Estate, Nambucca Heads, 2448



515 m<sup>2</sup>

House and land package price:

From **\$587,430\***

### About package:

Bellbird Park Estate provides a rural lifestyle, yet close enough to beaches and wide-open spaces. Nambucca Heads is a beautiful coastal destination located on the Mid North Coast of NSW, at the mouth of the Nambucca River. The Capestone home design is the perfect balance between entertaining and relaxation. The lower level offers multiple entertainment zones including an alfresco and indoor dining area, and a separate media room. The upper level features the master retreat with ensuite and walk-in-robe creating a private sanctuary away from the main living area of 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

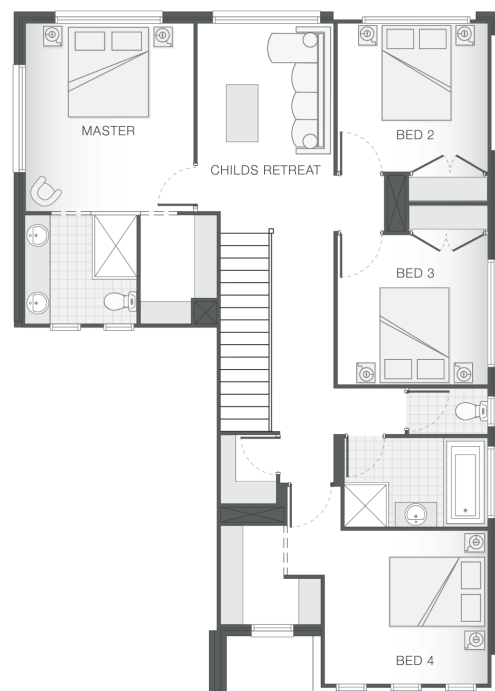
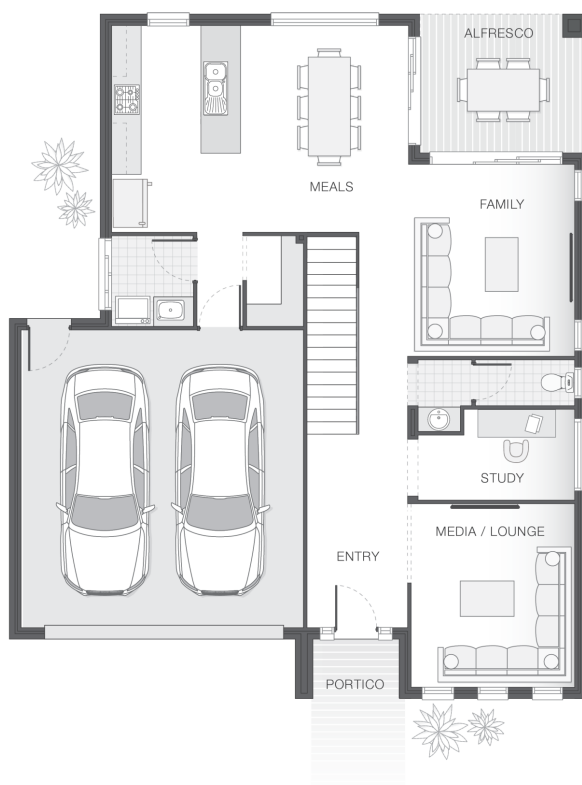
### ENQUIRE NOW:

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

Plans and designs depicted may change with facade selection. All drawings and photographs are for illustrative purposes only. This work is exclusively owned by AB Aust. IP Pty Ltd (ACN 163 575 077) and cannot be reproduced or copied wholly or in part, in any form without permission of AB Aust. IP Pty Ltd. Any prices in this document include GST, are subject to change without notice, relate only to the base house price and standard inclusions. Site costs will vary depending on site conditions, local Council requirements, estate guidelines and any other statutory requirements applicable. Adenbrook Homes does not have a hold on the block, this package is subject to land availability and you securing the land through the land agent directly. For more information please speak to one of our friendly New Home Consultants.

### 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
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ 3000L rainwater tank with submersible pump
- ✓ Flyscreens
- ✓ Letterbox and Clothesline
- ✓ Concrete Alfresco and Portico areas
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ BAL (Bushfire Attack Level) Allowance
- ✓ Dishwasher
- ✓ Brushed Concrete Driveway
- ✓ M class soil and 500mm fall over building platform
- ✓ Square set ceilings to living area
- ✓ Ultimate upgrade bundle
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ 2570mm high ceilings
- ✓ Site works allowance
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ Obscure glazing to bathroom, ensuite and WC



### ENQUIRE NOW:

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

Plans and designs depicted may change with facade selection. All drawings and photographs are for illustrative purposes only. This work is exclusively owned by AB Aust. IP Pty Ltd (ACN 163 575 077) and cannot be reproduced or copied wholly or in part, in any form without permission of AB Aust. IP Pty Ltd. Any prices in this document include GST, are subject to change without notice, relate only to the base house price and standard inclusions. Site costs will vary depending on site conditions, local Council requirements, estate guidelines and any other statutory requirements applicable. Adenbrook Homes does not have a hold on the block, this package is subject to land availability and you securing the land through the land agent directly. For more information please speak to one of our friendly New Home Consultants.