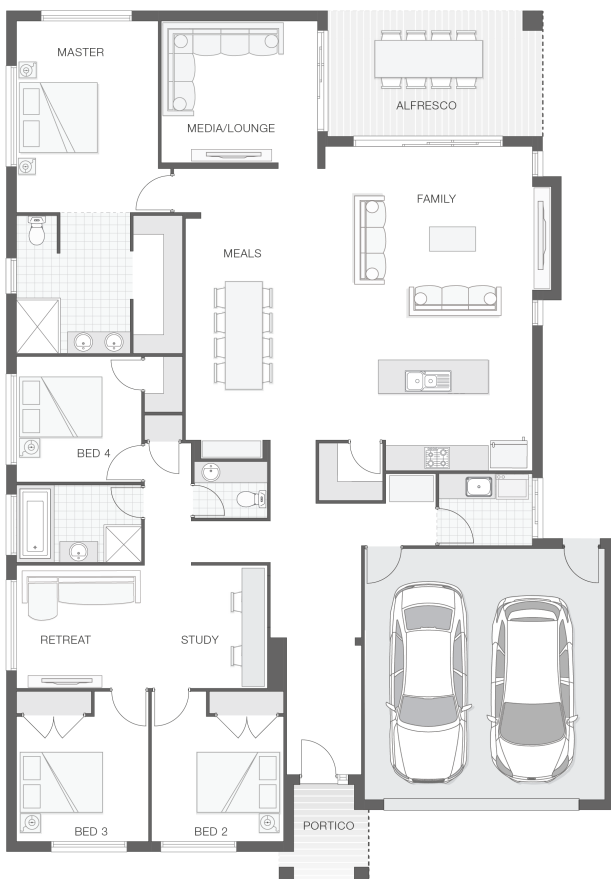


## The Iluka - B

4 2 2 29 sq

Facade name: Arden

### House Plan:



### LOT #11

Macksville Gardens Estate

Address: Macksville Gardens Estate, Macksville, 2447



942 m<sup>2</sup>

House and land package price:

From **\$665,890\***

### About package:

The Iluka home design is the epitome of lavish family living. This stylish design boasts sophistication, separation and space. The alfresco entertaining area blends perfectly with the indoor living spaces and kitchen, creating an entertainment zone like none other. The luxury master retreat commands attention situated for privacy with generous his and her walk-in-robes and exquisite ensuite offering dual vanity and large shower.

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](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 18mm
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ 3000L rainwater tank with submersible pump
- ✓ Letterbox and Clothesline
- ✓ Flyscreens
- ✓ Concrete Alfresco and Portico areas
- ✓ Ultimate upgrade bundle
- ✓ 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
- ✓ 27L gas instantaneous hot water system
- ✓ 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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