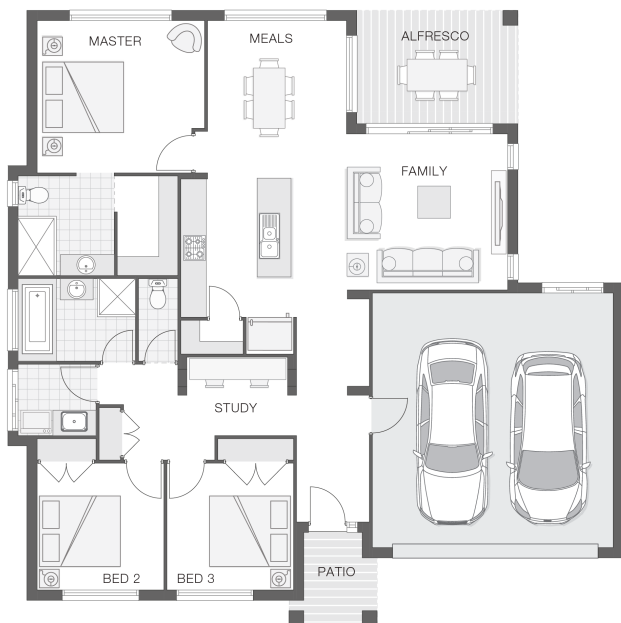


The Sorrento

3 2 2 19 sq

Facade name: Arden

House Plan:



LOT #10

Clarenza Estate

Address: Clarenza Estate, Clarenza, 2460



15000 m²

House and land package price:

From **\$675,890***

About package:

Undulating large parcels of land with stunning views, located 18 minutes from Grafton NSW. The Sorrento home design is ideal for easy family living on a traditional block. The clever design boasts a spacious kitchen, open plan meals and family room that flow effortlessly into the alfresco dining area. The master retreat with ensuite and walk-in-robe is tucked away from the rest of the home providing great privacy and separation.

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

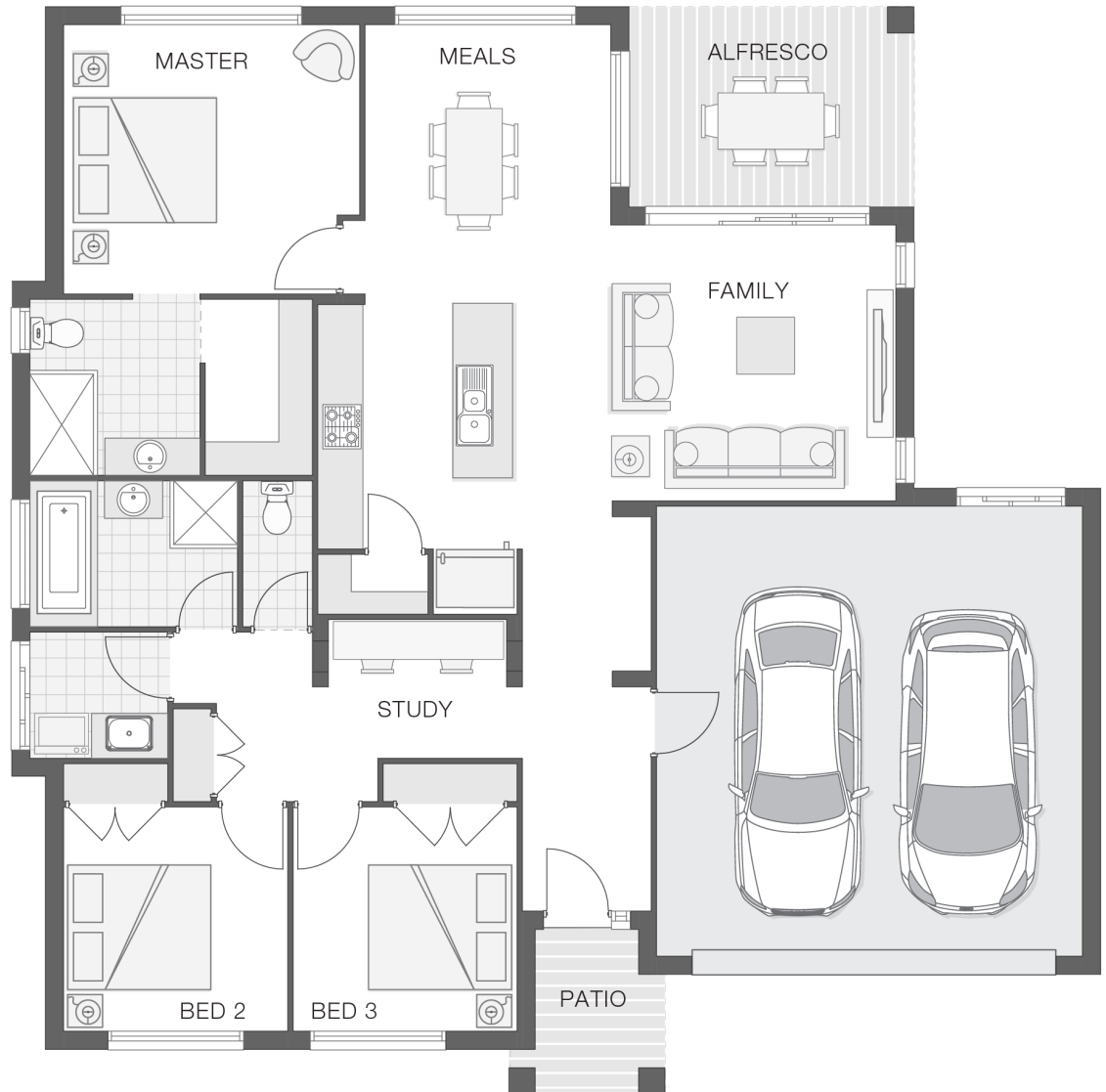
ENQUIRE NOW:

Niki Whelan • P: 0412 797 925 • E: coffs.display@adenbrook.com.au

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House Features:

- ✓ 20mm stone benchtops to kitchen
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ 900mm Cooker and Dishwasher
- ✓ Carpet and Tile or Vinyl floors; modern architraves 67mm x 18mm
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ 3000L rainwater tank with submersible pump
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Letterbox and Clothesline
- ✓ Flyscreens
- ✓ Concrete Alfresco and Portico areas
- ✓ Ultimate upgrade bundle
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Square set ceilings to living area
- ✓ 2570mm high ceilings
- ✓ Site works allowance
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ 3 included facade options and complimentary window changes
- ✓ Obscure glazing to bathroom, ensuite and WC
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ 27L gas instantaneous hot water system
- ✓ Dishwasher
- ✓ Brushed Concrete Driveway
- ✓ Services connections, skip bins, site fencing, toilet, and rubbish removal
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ M class soil and 500mm fall over building platform
- ✓ LED downlights throughout and NBN provision



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