

# The Carlson

4 2 2 28 sq

Facade name: Marina

## House Plan:



## LOT #16

The Riverside Estate

Address: The Riverside Estate, Macksville, 2447



569 m<sup>2</sup>

House and land package price:

From **\$796,790\***

## About package:

On the banks of the beautiful Nambucca River, Macksville offers the perfect holiday spot for fishing and boating on sparkling waterways. With Riverview frontage The Carlson home design perfect for the growing family. Offering all the modern features that you need to relax, entertain and enjoy!

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](mailto:coffs.display@adenbrook.com.au)

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### House Features:

- ✓ 20mm stone benchtops to kitchen
- ✓ Carpet and Tile or Vinyl floors; modern architraves 67mm x 18mm
- ✓ 900mm Cooker and Dishwasher
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Letterbox and Clothesline
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ \$15K Kitchen Bonus FREE
- ✓ Enhance Bundle
- ✓ Flyscreens
- ✓ Concrete Alfresco and Portico areas
- ✓ 3 included facade options and complimentary window changes
- ✓ M class soil and 500mm fall over building platform
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ 3000L rainwater tank with submersible pump
- ✓ Dishwasher
- ✓ LED downlights throughout and NBN provision
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Square set ceilings to living area
- ✓ 2570mm high ceilings
- ✓ Remote Controlled Garage Door + 2 remotes



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