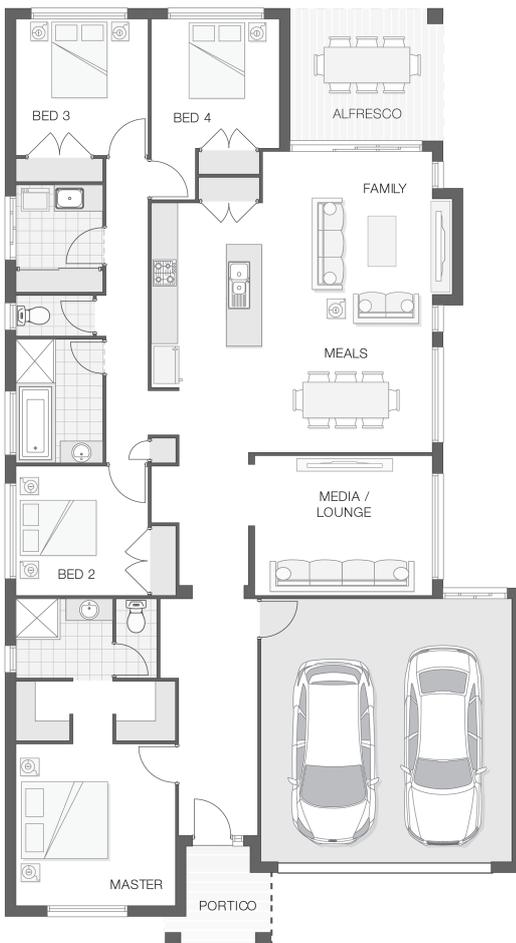


# The Fraser - Turn Key Price

 4  2  2  23 sq

Facade name: Arden

## House Plan:



## LOT #117

Bellbird Park Estate

Address: Bellbird Park Estate, Nambucca Heads, 2448



513 m<sup>2</sup>

House and land package price:

From **\$678,890\***

## About package:

Bellbird Park Estate is positioned at the center of everything that the growing Nambucca community has to offer. It is only a 3-minute drive to the town of Nambucca Heads CBD, Island golf course and its pristine beaches. Nambucca Heads is a beautiful coastal destination located on the Mid North Coast of NSW, at the mouth of the Nambucca River. The Fraser home design is both intelligent and practical in layout and features. The deliberate placement of separate living and entertainment zones allows space for a touch of luxury in the form of a secluded master retreat with ensuite and walk-in-robe, while indoor and outdoor living flow.. effortlessly throughout 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

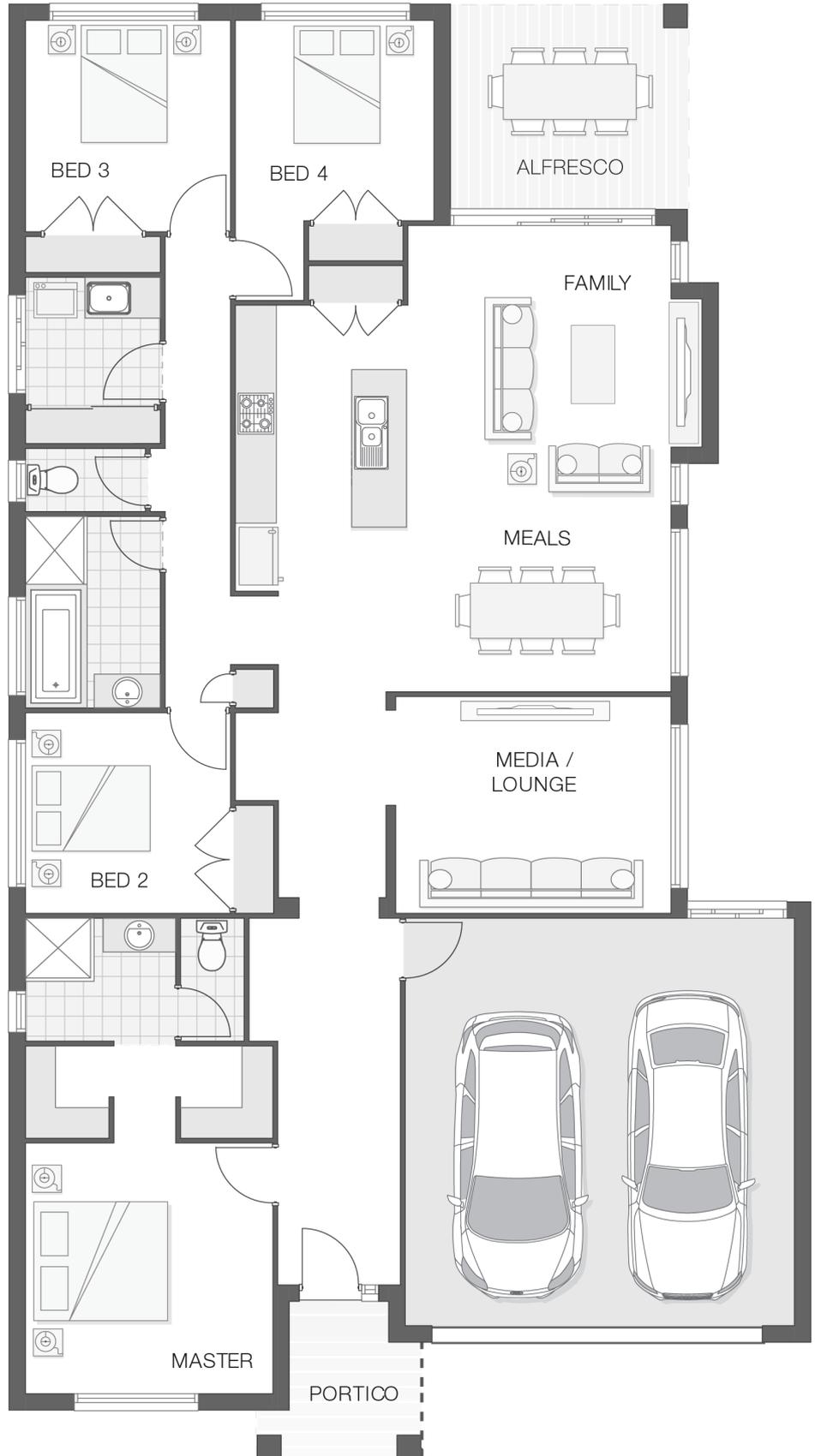
## ENQUIRE NOW:

Katie Hawkins • P: 0412797925 • 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
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Concrete Alfresco and Portico areas
- ✓ Flyscreens
- ✓ Letterbox and Clothesline
- ✓ Hume Savoy 1200 hinged entry door
- ✓ Ultimate upgrade bundle
- ✓ 2570mm high ceilings
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ 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
- ✓ Services connections, skip bins, site fencing, toilet, and rubbish removal
- ✓ M class soil and 500mm fall over building platform
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Square set ceilings to living area
- ✓ Site works allowance



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