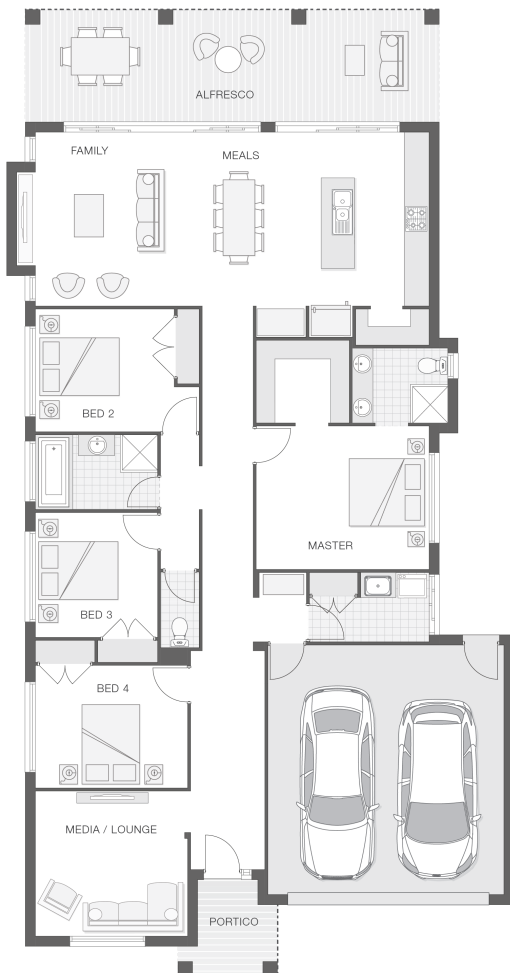


## The Isla - B

4 2 2 25 sq

Facade name: Bexley

### House Plan:



### LOT #118

Bellbird Park Estate

Address: Bellbird Park Estate, Nambucca Heads, 2448



601 m<sup>2</sup>

House and land package price:

From **\$709,890\***

### 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 Isla home design is sophisticated and stylish, offering all the modern features that you need to relax, entertain and enjoy! The outdoor entertaining area runs the width of the home and flawlessly integrates with the family room, meals area and generous kitchen complete with butler's pantry creating an oversized entertainers delight.

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

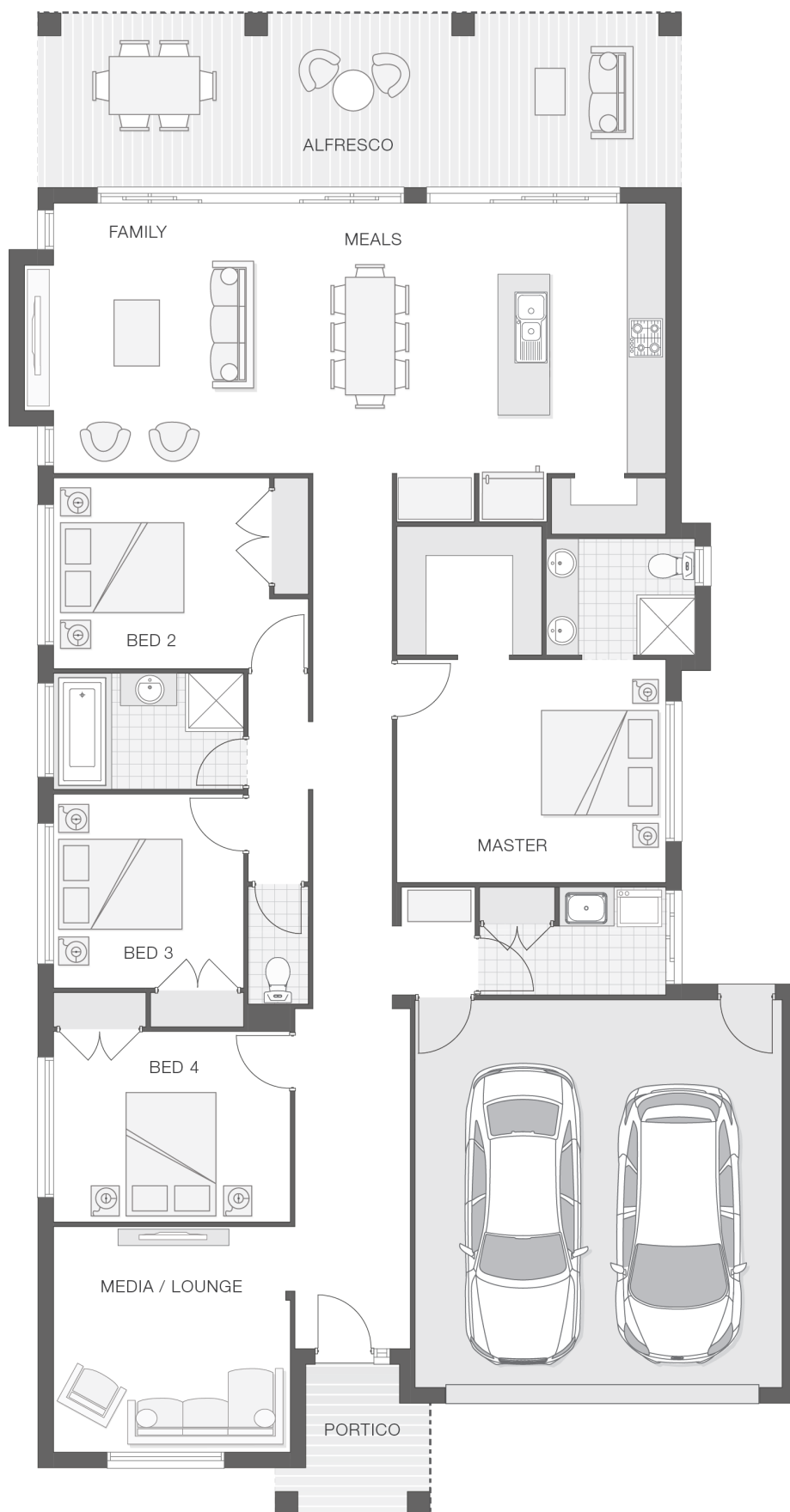
### ENQUIRE NOW:

Katie Hawkins • P: 0412797925 • E: [coffs.display@adenbrook.com.au](mailto:coffs.display@adenbrook.com.au)

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
- ✓ 3000L rainwater tank with submersible pump
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Concrete Alfresco and Portico areas
- ✓ Flyscreens
- ✓ Letterbox and Clothesline
- ✓ Ultimate upgrade bundle
- ✓ 2570mm high ceilings
- ✓ Square set ceilings to living area
- ✓ Dishwasher
- ✓ Brushed Concrete Driveway
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Services connections, skip bins, site fencing, toilet, and rubbish removal
- ✓ 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
- ✓ Obscure glazing to bathroom, ensuite and WC
- ✓ 3 included facade options and complimentary window changes
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ LED downlights throughout and NBN provision



### ENQUIRE NOW:

Katie Hawkins • P: 0412797925 • 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.