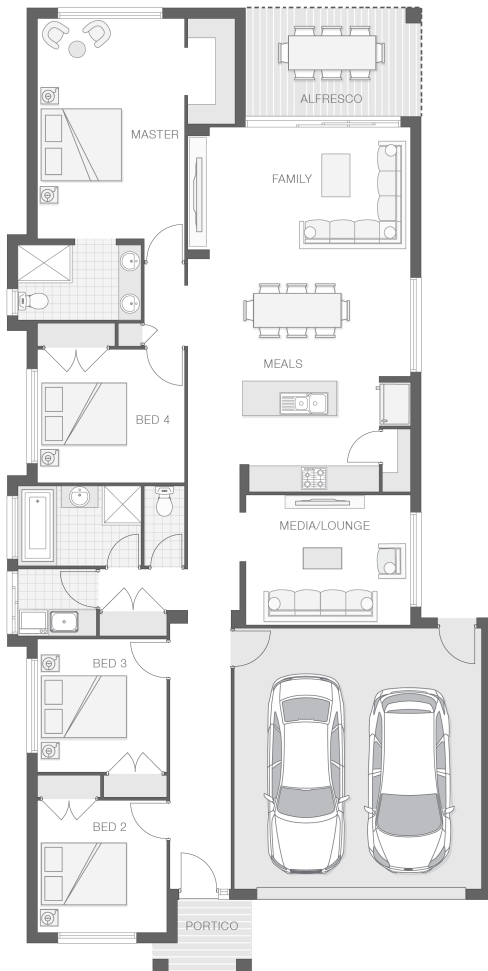


# The Keppel

4 2 2 22 sq

Facade name: Arden

## House Plan:



## LOT #40

Sawtell Commons

Address: Sawtell Commons Estate, Sawtell, 2452



510 m<sup>2</sup>

House and land package price:

From **\$888,900\***

## About package:

Sawtell Commons – A unique place to call home! Backing onto the Bongil Bongil National Park with direct access to Bongil picnic area and Bonville Creek, minutes to the ocean and Sawtell village, Sawtell Commons offers a unique location and lifestyle to call home. The Keppel home design is modern and meticulous with attention to detail at every turn. The design essentially separates the home into individual zones to provide privacy and tranquillity while also accommodating entertainment and family living.

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

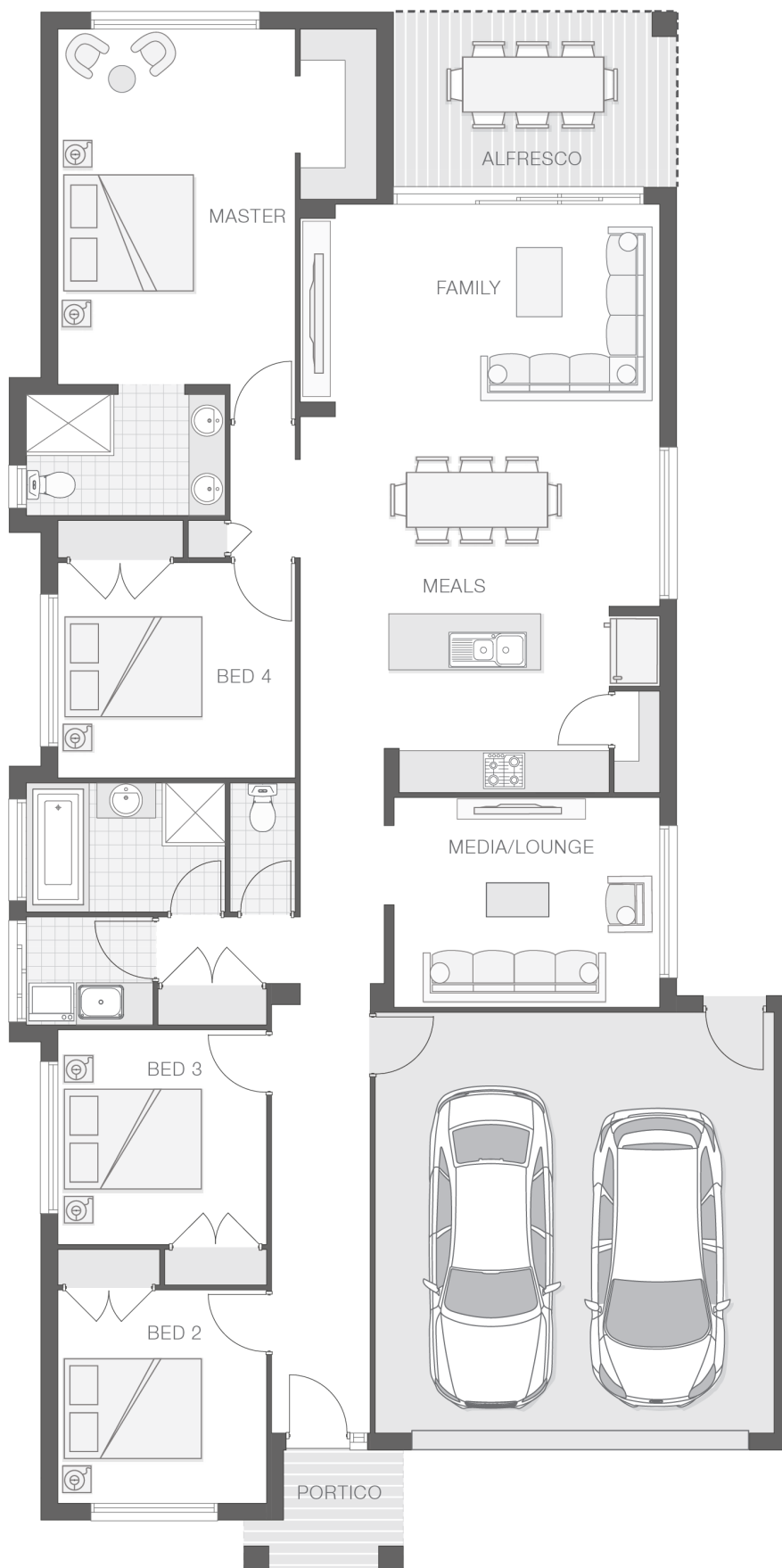
## ENQUIRE NOW:

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
- ✓ 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
- ✓ 3 included facade options and complimentary window changes
- ✓ M class soil and 500mm fall over building platform
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Extended polished edge mirrors full wall width
- ✓ Concrete Alfresco and Portico areas
- ✓ Flyscreens
- ✓ Letterbox and Clothesline
- ✓ Remote Controlled Garage Door + 2 remotes
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ 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
- ✓ Quality Timber Look Flooring, Carpet and Tiles



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