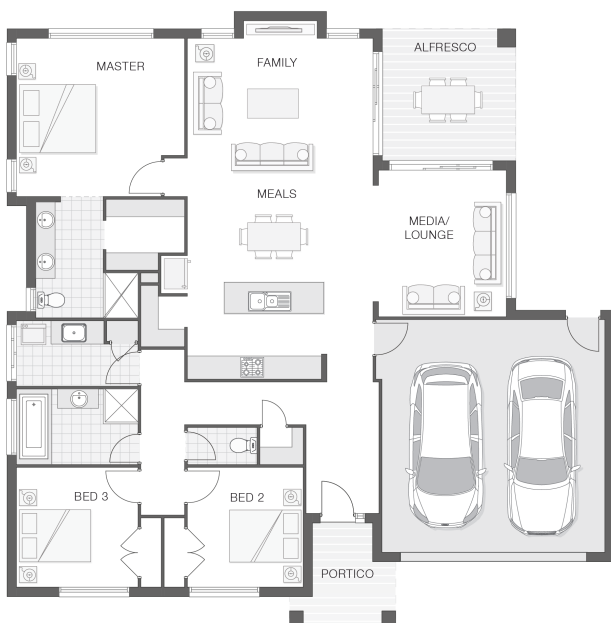


## The Austin - B

3 2 2 22 sq

Facade name: Bexley

### House Plan:



### LOT #111

Moonee Beach Estate

Address: Moonee Beach Estate, Moonee Beach, 2450



603.1 m<sup>2</sup>

House and land package price:

From **\$854,900\***

### About package:

Moonee Beach Estate is a master-planned development located on Moonee Creek, one of Coffs Harbour's natural picturesque settings, only minutes away from the beautiful beaches and Moonee Beach Market. At the Austin, modern family living is all about space to come together as a family and space for quiet time apart. The open living space combines with a rumpus room and alfresco to create a central living and entertaining area that can be used all year round.

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

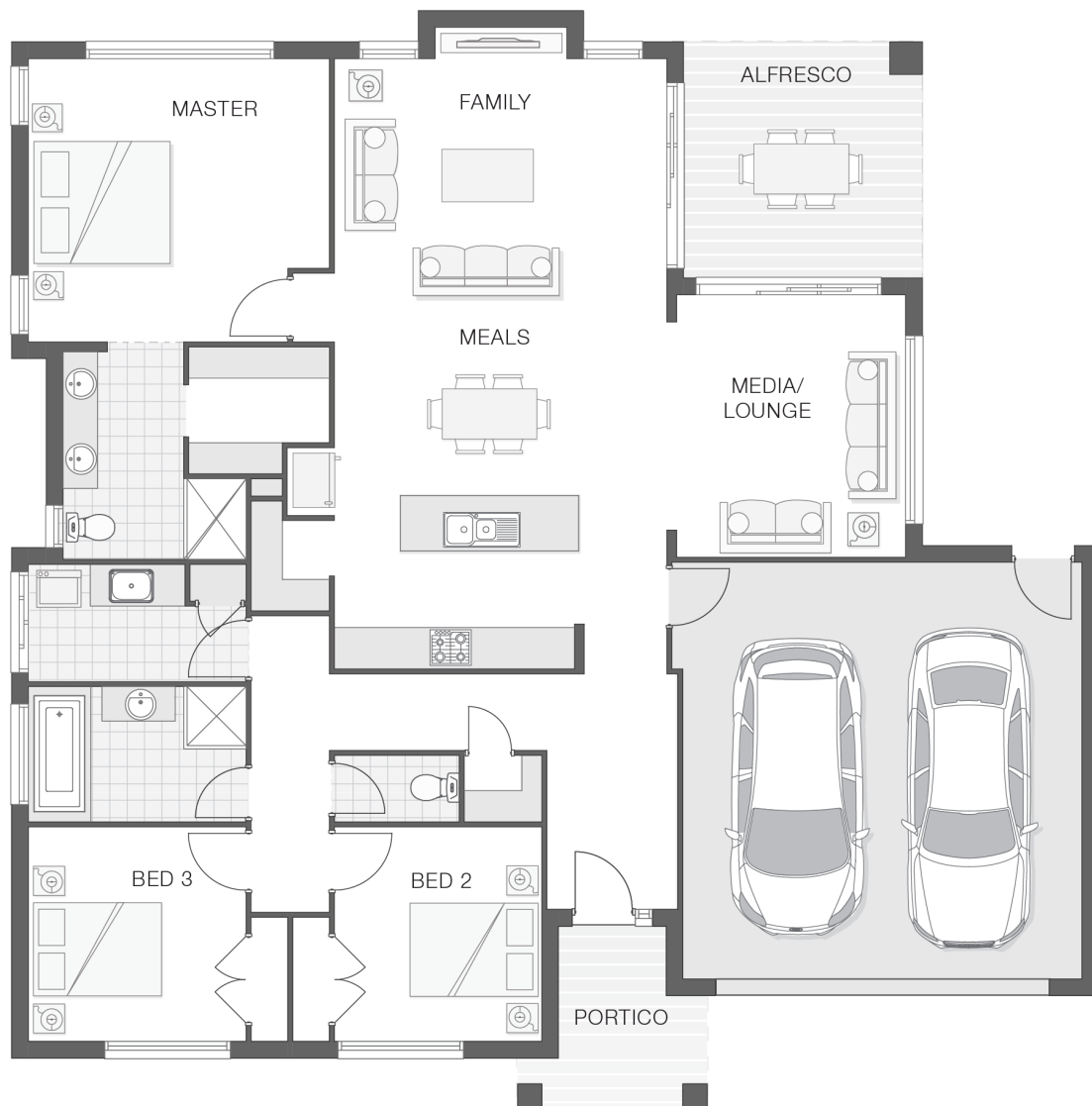
### ENQUIRE NOW:

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
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ 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
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ 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
- ✓ Square set ceilings to living area
- ✓ 2570mm high ceilings
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ Dishwasher
- ✓ Brushed Concrete Driveway
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway



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