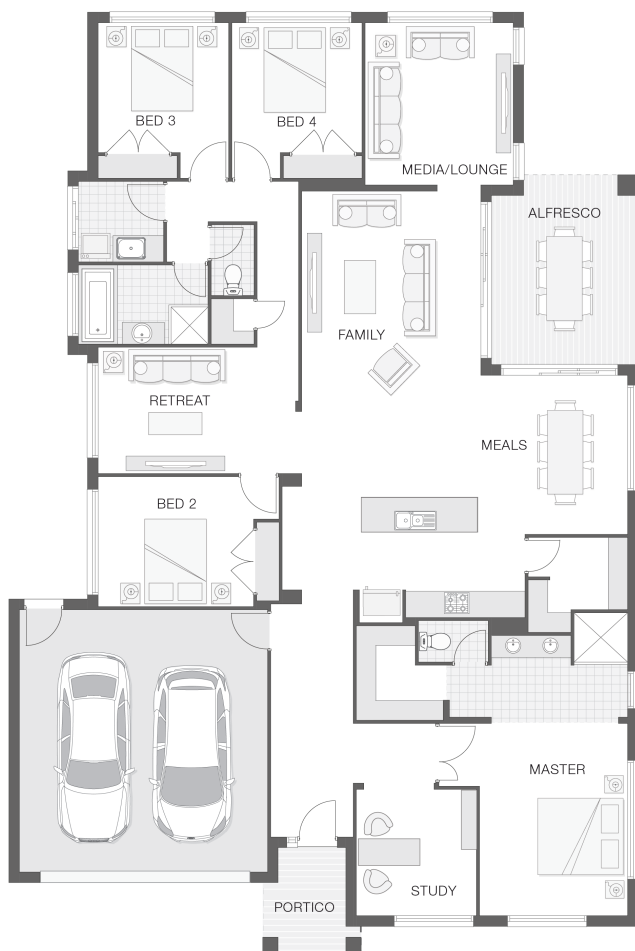


## The Baywood - B

4 2 2 29 sq

Facade name: Bilson

### House Plan:



### LOT #3

Nautica Fairways

Address: Safety Beach Drive, Safety Beach, 2456



801 m<sup>2</sup>

House and land package price:

From **\$956,390\***

### About package:

Only minutes north of the coastal village of Woolgoolga, you will find the beachside suburb of Safety Beach. Lot 3 is located well east of the highway and offers a short stroll to the sandy shores of Safety Beach. Just around the corner is the golf course and conveniently less than 3km from Woolgoolga shopping district this land really is position-perfect! The Baywood home design is equally as stylish as it is tasteful. The layout affords privacy and separation while also offering a central heart of the home which is comprised of kitchen, dining and alfresco space ideal for entertainment, enjoyment and relaxation.

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

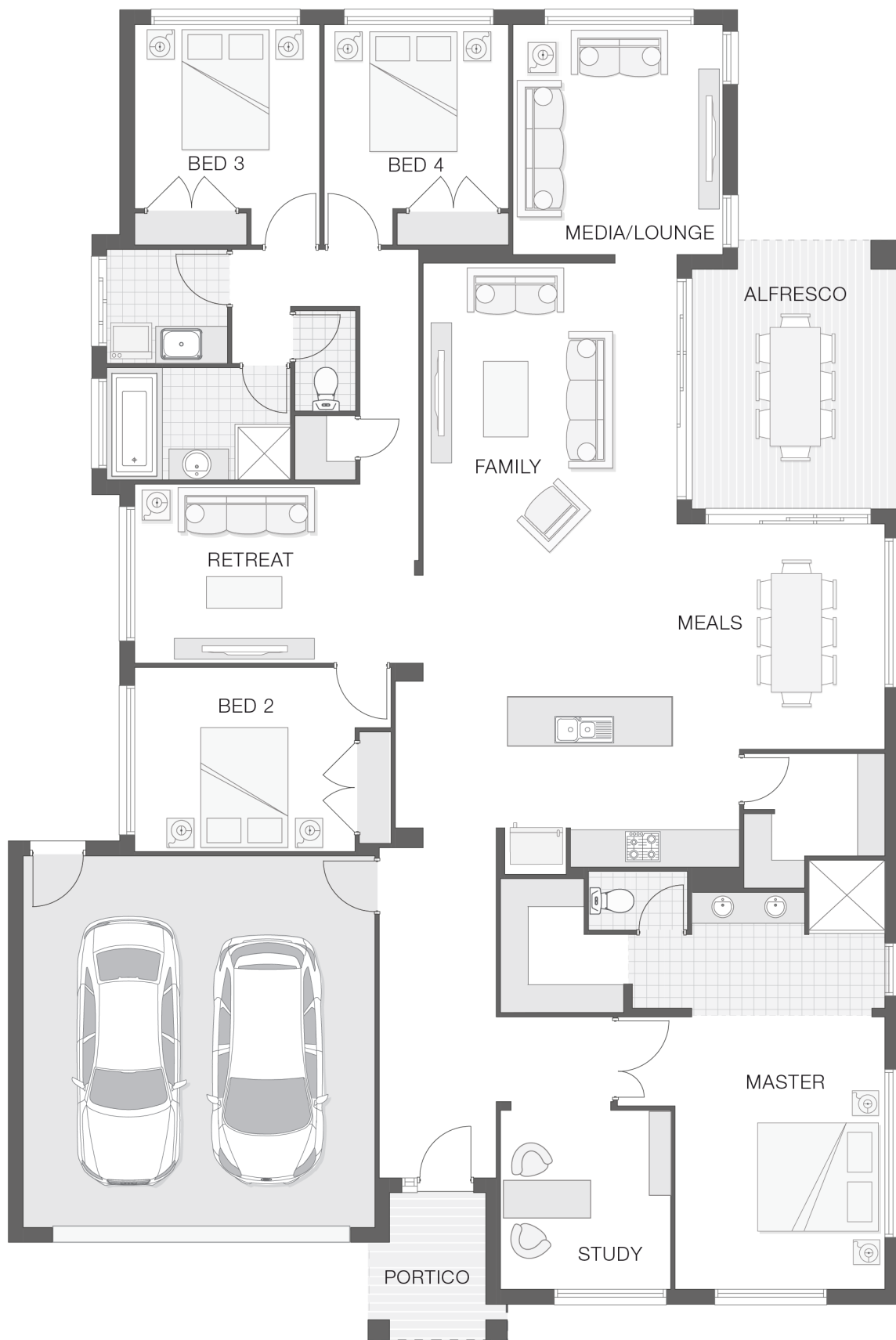
### ENQUIRE NOW:

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

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### House Features:

- ✓ 900mm Cooker and Dishwasher
- ✓ 20mm stone benchtops to kitchen
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ Guaranteed build time, fixed price and no hidden costs
- ✓ M class soil and 500mm fall over building platform
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ 3 included facade options and complimentary window changes
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ 2570mm high ceilings
- ✓ Square set ceilings to living area
- ✓ BAL (Bushfire Attack Level) Allowance
- ✓ Dishwasher
- ✓ Brushed Concrete Driveway
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ LED downlights throughout and NBN provision
- ✓ Extended polished edge mirrors full wall width
- ✓ Termite resistant "blue pine" framing and trusses and physical termite barriers
- ✓ Concrete Alfresco and Portico areas
- ✓ Flyscreens
- ✓ Letterbox and Clothesline
- ✓ Remote Controlled Garage Door + 2 remotes
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Ultimate upgrade bundle



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