

The Iluka

4 2 2 25 sq

Facade name: Bexley

House Plan:



LOT #16

Moonee Beach Estate

Address: Moonee Beach Estate, Moonee Beach, 2450



615.6 m²

House and land package price:

From **\$849,900***

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. The Iluka home design is the epitome of lavish family living. This stylish design boasts sophistication, separation and space. The alfresco entertaining area blends perfectly with the indoor living spaces and kitchen, creating an entertainment zone like none other.

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

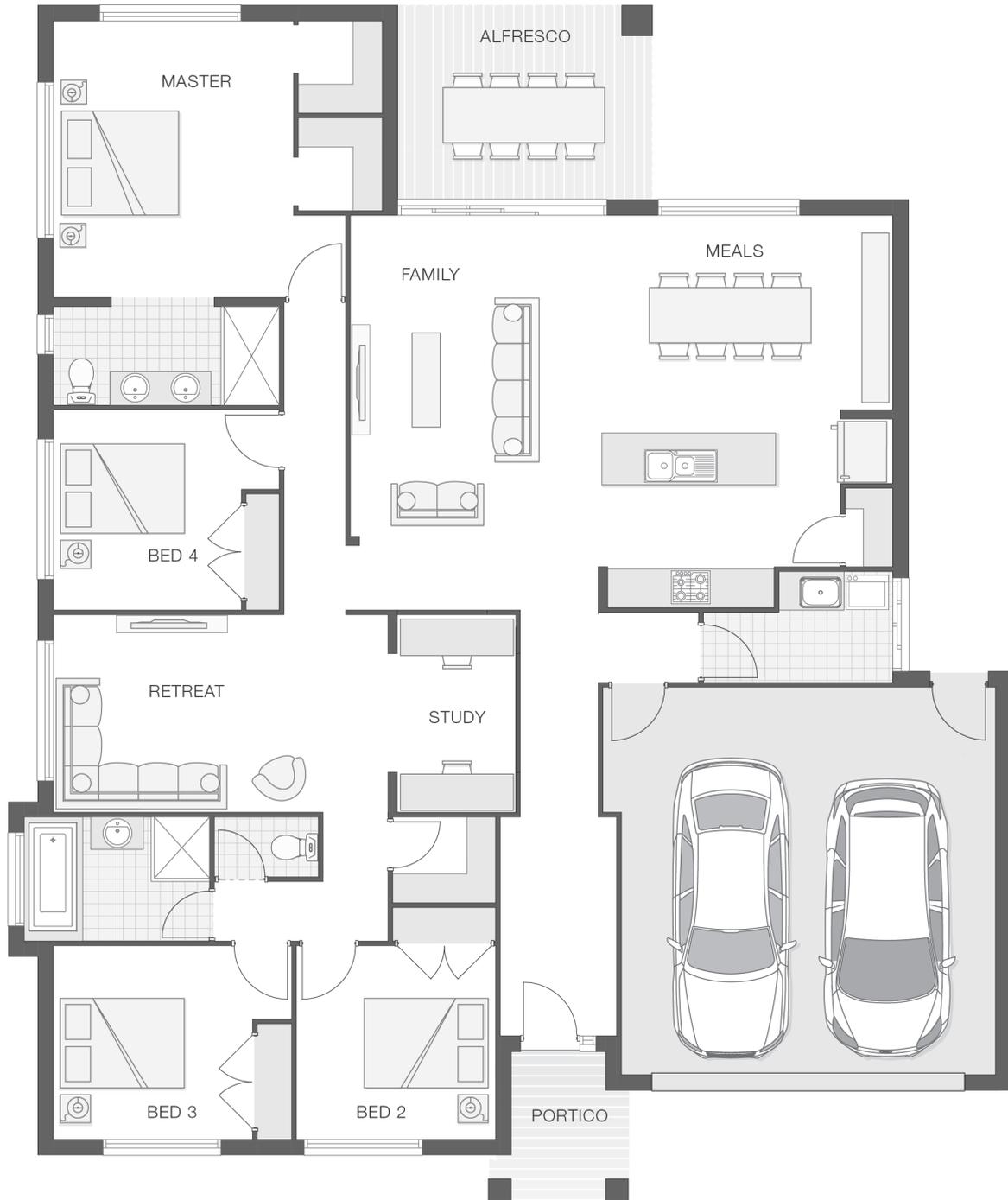
ENQUIRE NOW:

Katie Hawkins • P: 0412797925 • E: coffs.display@adenbrook.com.au

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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
- ✓ 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
- ✓ 3 included facade options and complimentary window changes
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ LED downlights throughout and NBN provision
- ✓ M class soil and 500mm fall over building platform
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Brushed Concrete Driveway
- ✓ Dishwasher
- ✓ BAL (Bushfire Attack Level) Allowance



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