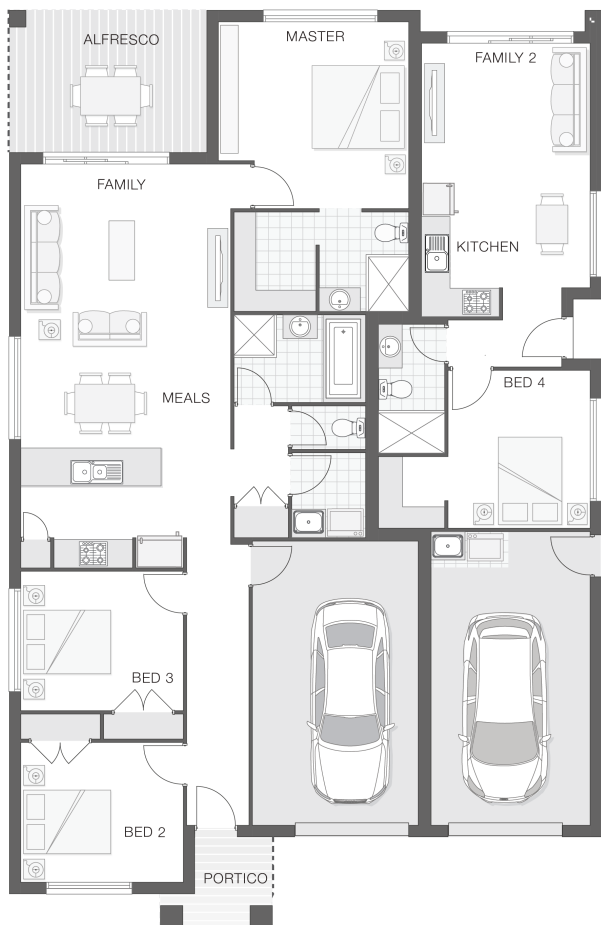


# The Gemini

4 3 2 24 sq

Facade name: Bexley

## House Plan:



## LOT #5

The Green

Address: Pullen Street, Woolgoolga, 2456



574 m<sup>2</sup>

House and land package price:

From **\$969,900\***

## About package:

Only 4 Flat Blocks left in this new development! Located in a beautiful beach side town, Woolgoolga on the Coffs Coast. The Green @ Woolgoolga offering large blocks ranging from \$520,000 to \$570,000 with only a few minutes away from the pristine beaches and town centre creates the perfect lifestyle for everyone! The Gemini home design is ideal for the modern family and perfectly accommodates multigenerational living or alternatively provides a complete dual living solution.

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

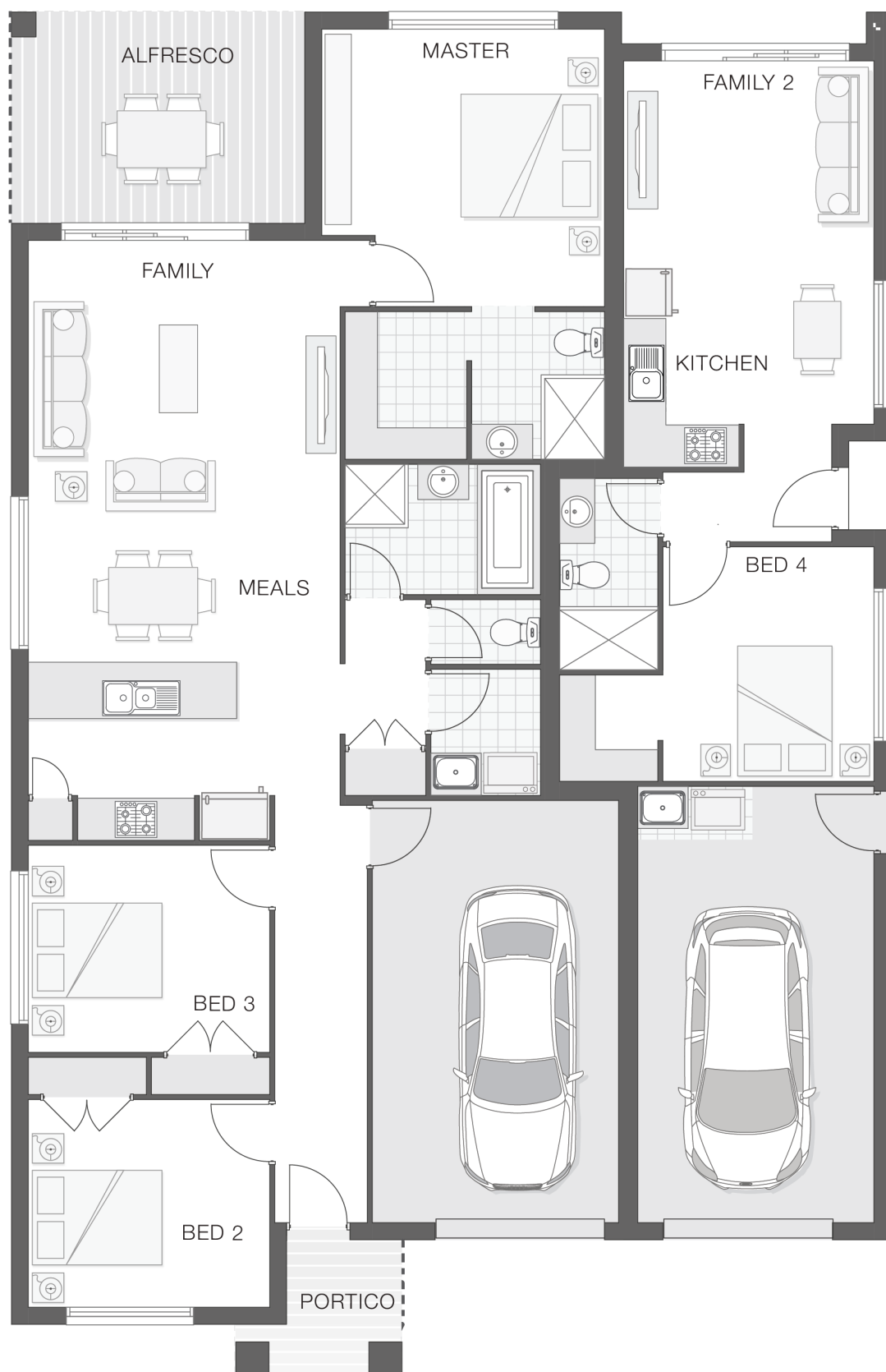
## ENQUIRE NOW:

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

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### House Features:

- ✓ 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
- ✓ Dishwasher
- ✓ BAL (Bushfire Attack Level) Allowance
- ✓ Brushed Concrete Driveway
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ M class soil and 500mm fall over building platform
- ✓ LED downlights throughout and NBN provision
- ✓ 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
- ✓ Ultimate upgrade bundle
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Remote Controlled Garage Door + 2 remotes



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