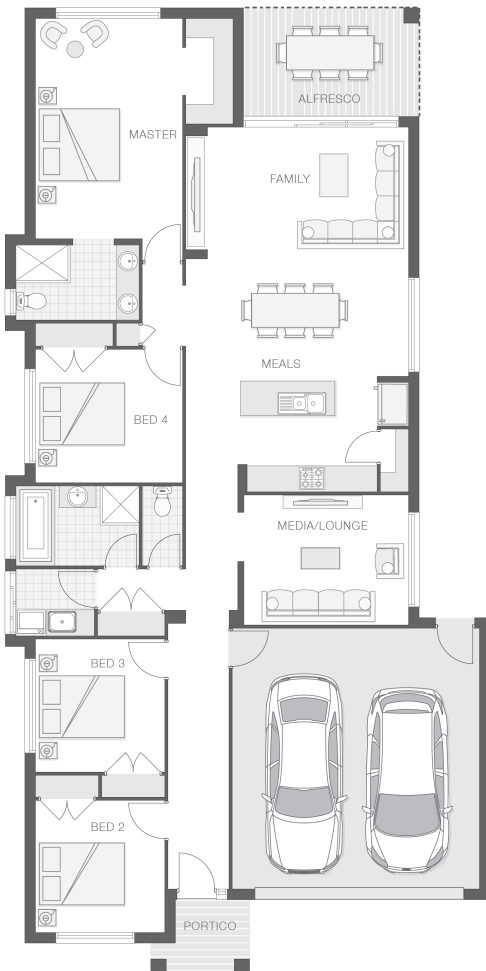


The Keppel

4 2 2 22 sq

Facade name: Bexley

House Plan:



LOT #68

Lake View Heights Estate

Address: Carrs Peninsula Road, Junction Hill, 2460



668 m²

House and land package price:

From **\$583,900***

About package:

Secure your final chance to be a part of one of Junction Hill's finest estates in a flood-free location in a great neighbourhood, approximately 7kms from Grafton's CBD. 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. The hub of this home is the chefs style kitchen with walk-in-pantry and living space that is fringed by the alfresco at one end and media or family room at the other.

Some of what is 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

LUXE LIVING UPGRADES FREE FOR A LIMITED TIME ONLY:

Kitchen upgrades:

- 900mm Westinghouse Cooker

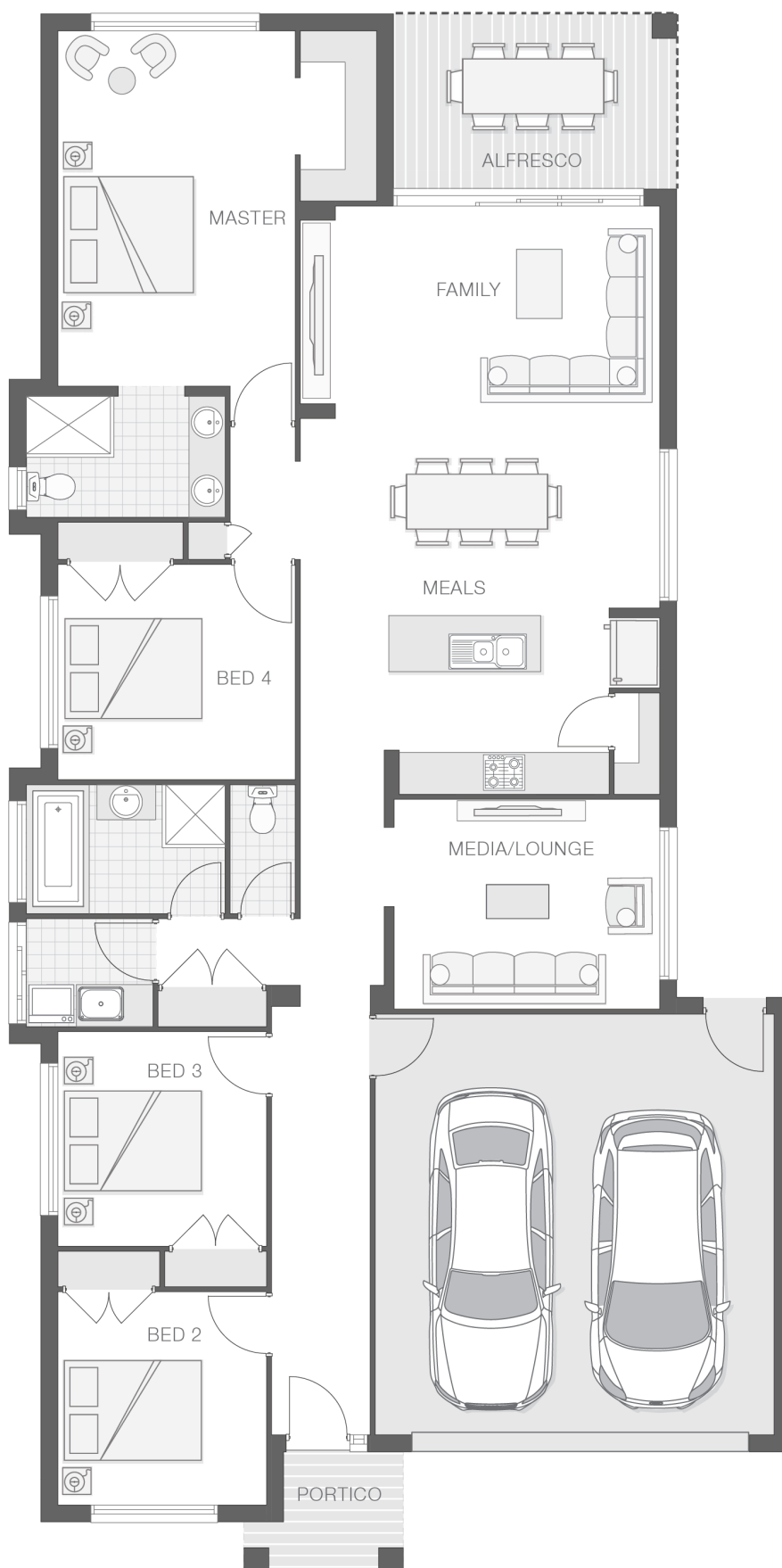
ENQUIRE NOW:

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
- ✓ BAL (Bushfire Attack Level) Allowance
- ✓ Dishwasher
- ✓ Brushed Concrete Driveway
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Services connections, skip bins, site fencing, toilet, and rubbish removal
- ✓ 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
- ✓ 1200mm Hinged Wideline Aluminium Entry Door
- ✓ Remote Controlled Garage Door + 2 remotes
- ✓ Luxe Living Upgrades



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