

## The Sinclair - Y

4 2 2 29 sq

Facade name: Benson

### House Plan:



### LOT #79

Fifteenth Ave Estate

Address: Proposed Road, Austral, 2179



362.5 m<sup>2</sup>

House and land package price:

From **\$1,220,000\***

### About package:

This Adenbrook Home & Land package is located in the highly sought-after estate of Fifteenth Avenue in Austral. Set on a 362.5m<sup>2</sup> block of land, we have coupled it with our Sinclair Y (SYD) home design with the Benson facade. Land is due to register late 2022.

This House and Land Package includes:-

- \* Standard Site Costs and Standard Basix Requirements
- \* Builders range tiles & carpet throughout home
- \* Tiling to the Alfresco and Portico
- \* Coloured Concrete Driveway
- \* Daiken Reverse Cycle Ducted Air Con.
- \* PLUS our fantastic Ultimate Upgrade Bundle!
- \* Also includes our Luxe Living Upgrade promotion!

-- Our ULTIMATE BUNDLE PACKAGE has fantastic inclusions of

- \* 2590mm ceiling heights throughout (ground floor only to double storey homes)
- \* shower Niche to Bathroom and Ensuite
- \* Monier Atura Low Profile Roof Tiles
- \* 1020mm Entry Door
- \* Flyscreens to all openable windows
- \* 20mm Stone benchtop to the kitchen, bathroom and Ensuite.
- \* Westinghouse Dishwasher, just to name a few

Don't miss out, enquire today to find out how to make this dream a reality

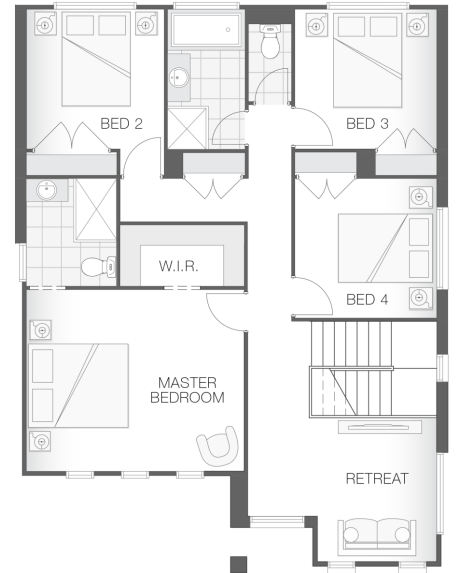
### ENQUIRE NOW:

Sarah Kerswell • P: 0406 248 064 • E: [sydneywest.southwest@adenbrook.com.au](mailto:sydneywest.southwest@adenbrook.com.au)

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### House Features:

- ✓ Tiling to the Alfresco and Portico
- ✓ 1020mm Entry Door
- ✓ Shower Niches
- ✓ R2 Walls and R4 Ceiling Insulation
- ✓ Soft-close drawers and doors to Kitchen and Bathrooms
- ✓ 2590mm Ceiling Upgrade
- ✓ Standard Site Costs and Standard Basix Requirements
- ✓ Coloured Concrete Driveway
- ✓ 20mm Stone benchtop to the kitchen, bathroom and Ensuite.
- ✓ 2x Gas Points
- ✓ Flyscreens To all openable windows
- ✓ Much More...
- ✓ Daiken Reverse Cycle Ducted Air Conditioning
- ✓ Builders range tiles & carpet throughout home
- ✓ Westinghouse Cooktop, Oven and Dishwasher
- ✓ Monier Atura low-profile roof tiles
- ✓ Clipsal Iconic Ultramodern range Switch Gear
- ✓ 2590mm Ceiling Upgrade to the Ground Floor Only



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