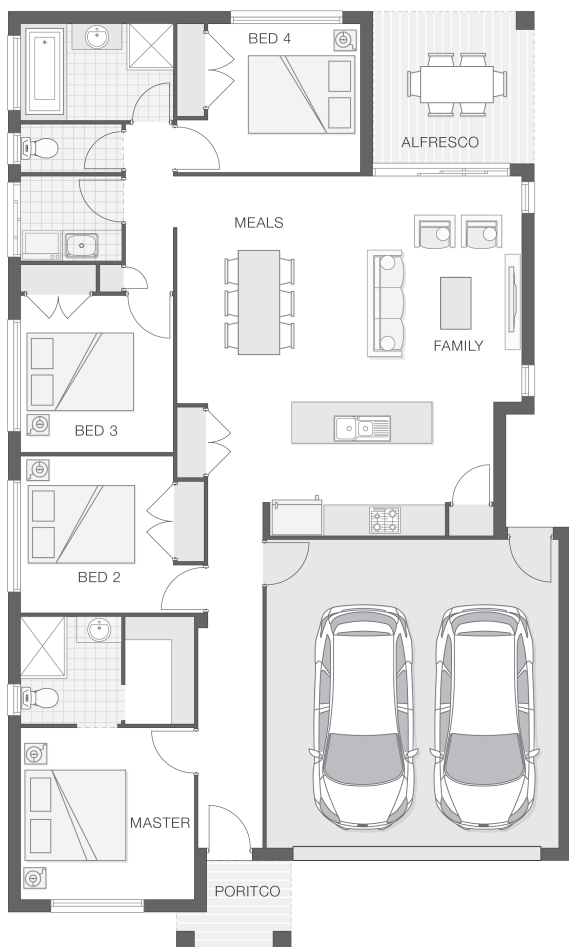


The Catarina

4 2 2 19 sq

Facade name: Haven

House Plan:



LOT #40

Sawtell Commons

Address: Sawtell Commons Estate, Bonville, 2450



510 m²

House and land package price:

From **\$872,390***

About package:

Sawtell Commons – A unique place to call home! Backing onto the Bongil Bongil National Park with direct access to Bongil picnic area and Bonville Creek, minutes to the ocean and Sawtell village, Sawtell Commons offers a unique location and lifestyle to call home. The Catarina home design is fresh and vibrant and provides a stylish home for a growing family. The entertaining zone presents an alfresco space that effortlessly integrates with the kitchen, family room and meals zones providing the ideal location for celebrations, relaxation and family dining all year round.

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
- 900mm Westinghouse Rangehood

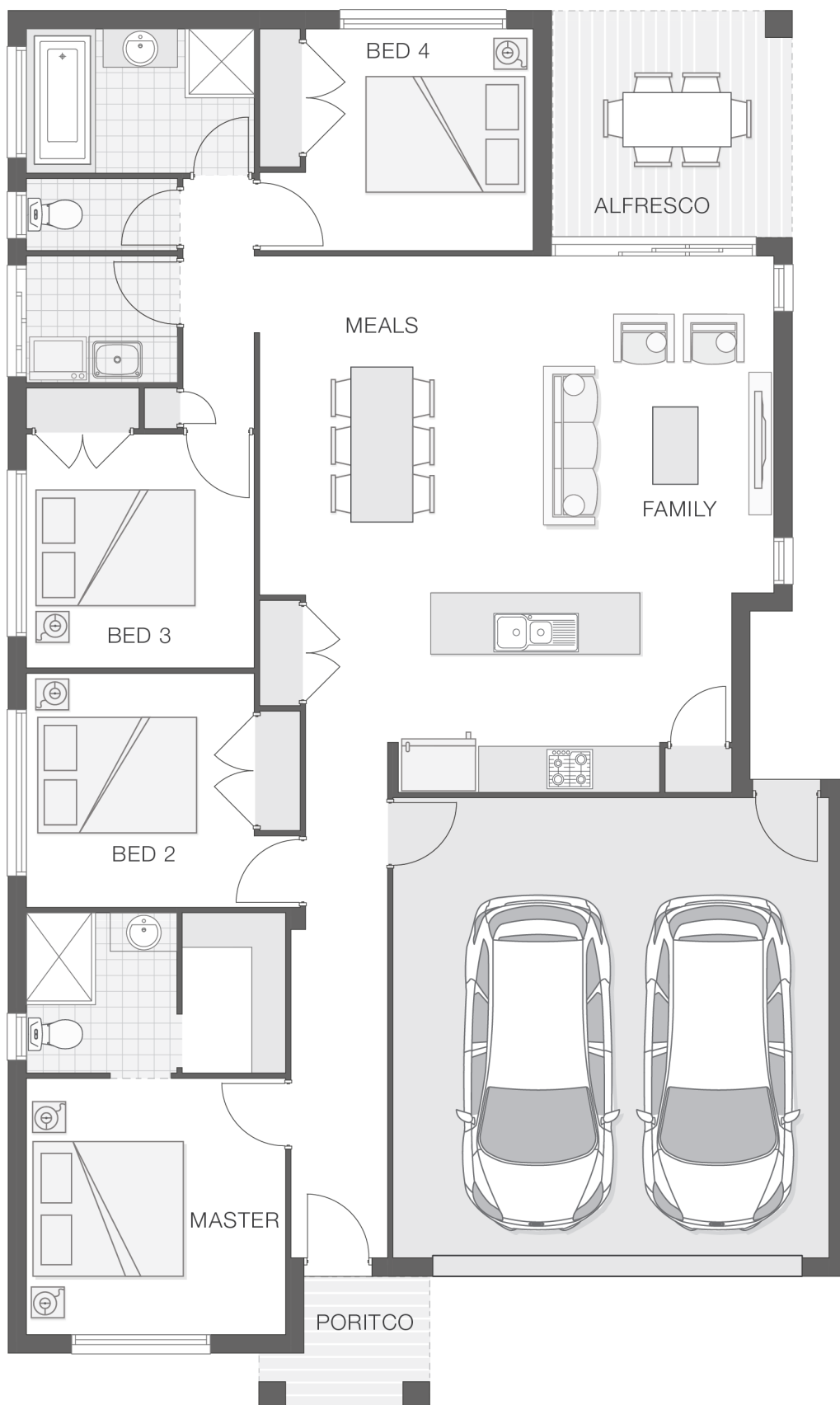
ENQUIRE NOW:

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

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House Features:

- ✓ 20mm stone benchtops to kitchen
- ✓ 900mm Cooker and Dishwasher
- ✓ Wideline aluminium windows, stacker and sliding doors, and flyscreens
- ✓ Overhead cupboards to kitchen, 4 shelves to Pantry and Linen
- ✓ Three (3) coat Haymes low toxic internal paint system
- ✓ LED downlights throughout and NBN provision
- ✓ Double lock-up garage with remotes, mailbox, and clothesline
- ✓ 3 included facade options and complimentary window changes
- ✓ M class soil and 500mm fall over building platform
- ✓ Services connections, skip bins, site fencing, toilet, and rubbish removal
- ✓ Brick exterior, concrete tile roof, 45sqm grey concrete driveway
- ✓ Brushed Concrete Driveway
- ✓ Dishwasher
- ✓ BAL (Bushfire Attack Level) Allowance
- ✓ Quality Timber Look Flooring, Carpet and Tiles
- ✓ 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
- ✓ Square set ceilings to living area
- ✓ 2570mm high ceilings
- ✓ Luxe Living Upgrades



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