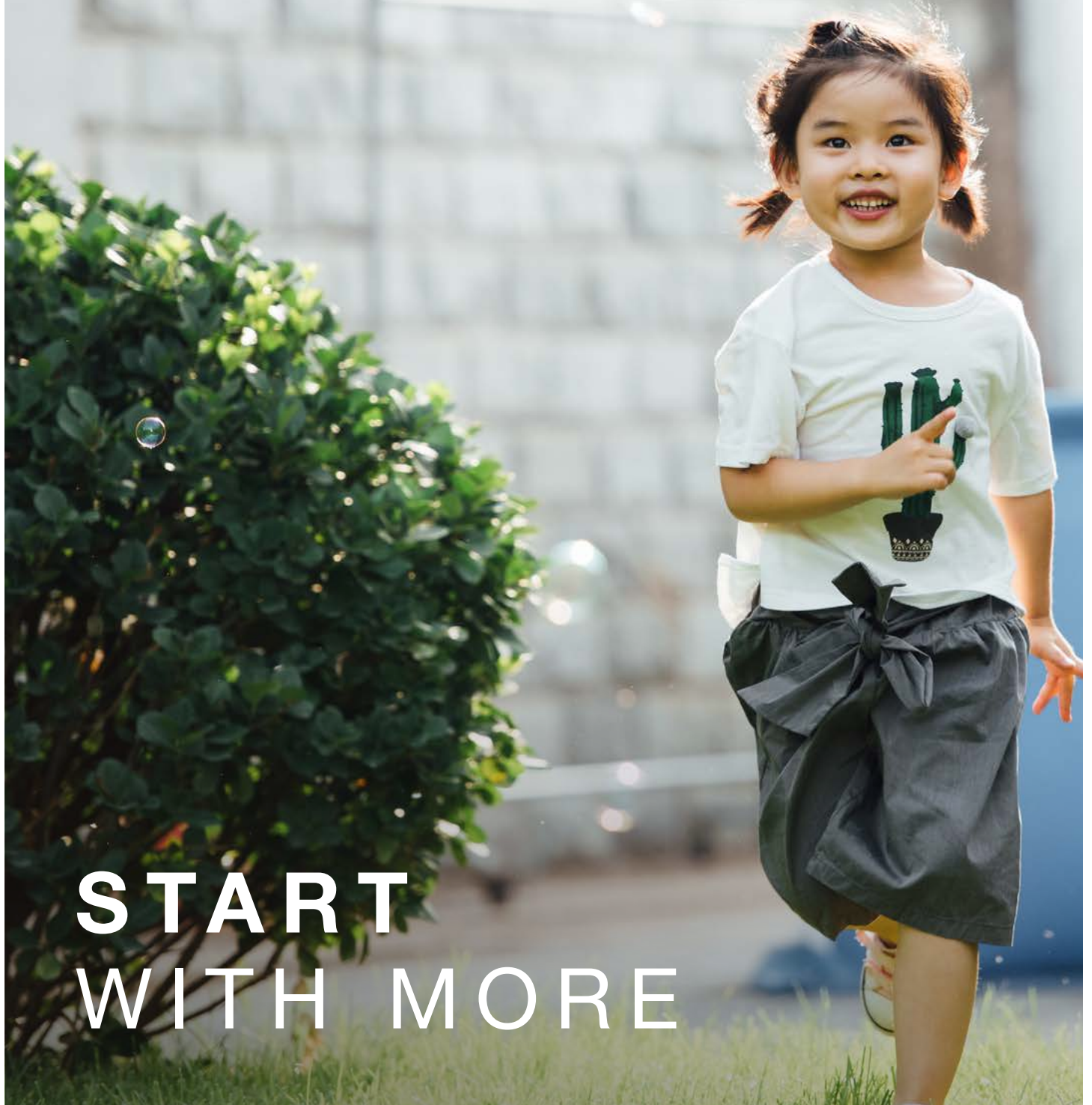


adenbrookhomes

Write **YOUR
NEXT CHAPTER**



**START
WITH MORE**

T U R N K E Y I N C L U S I O N S

EXCEPTIONAL *Service*

With dedicated client service professionals in place, Adenbrook Homes is locally owned and operated.

Our commitment to providing exceptional service, coupled with an extensive range of stunning home designs, outstanding workmanship and our structured building process, ensure that clients receive a product they are proud to call home.

We will guide you through each and every step of the home building process.

Adhering to the highest level of professionalism, our dedicated team of highly skilled professionals handle every stage of the home building process, because we understand choosing a builder is just as important as choosing the right home design.





Expect
TO RECEIVE MORE

**Complete project management
service of the entire build including;**

- + Initial consultancy process, including any custom design modification from our standard range of plans with your new home consultant
- + Professional drafting of your chosen house design
- + Tender and contract preparation and presentation
- + Full council approval process, including CDC fees and charges
- + BASIX calculation for energy and water scores
- + Professional guidance and assistance with covenant approval processes
- + Home Owners Warranty and insurances
- + Construction Certificate and Long Service Levies
- + Construction Site Essentials such as; site fencing, scaffolding for two storey homes, temporary trade W/C, sediment control and construction waste removal

WHAT OUR
COMPETITORS CALL
'UPGRADES' WE CALL
Standard.

Expect an extensive list of inclusions, using premium products and appliances from the brands you know and trust, all within the advertised price.

OUR DIFFERENCE



TV AERIAL

CLOTHESLINE

RAINWATER TANK

DRIVEWAY
Natural brushed
concrete driveway
up to 45m².

LETTER BOX

PORTICO & ALFRESCO
Including concrete slab and floor tiles.

CARPET & TILES
as per plan

INCLUDING STANDARD SITE COSTS* AND BASIX PACKAGE.
Facade image shown is not standard and will incur an additional charge. Landscaping, decking and planter box not included.



STEEL-LINE
GARAGE DOORS

Gainsborough
ENTER WITH STYLE

alder

FORMICA

WIDELINE
WINDOWS & DOORS

CLIPSAL

Westinghouse

caroma

Laminex

C L △ R K

James Hardie

silestone

Mid North Coast | Matto Luke Corp Pty Ltd | Licence No. 215 259 C | ABN: 65 131 853 088

*Site costs based on 500mm of fall over building platform and includes "M" Class Slab. All plans and facades are protected by copyright and owned by AB Aust IP Pty Ltd (ACN 163 575 077) and can-not be reproduced or copied wholly or in part, in any form without the permission of AB Aust IP Pty Ltd. Plans and designs depicted may change with facade selection. Facade render is indicative and may change with home design. Images in this brochure, homes on display and floor plans are a guide only. All drawings and images are for illustrative purposes only. All measurements are approximate only and rounding has been used. Any prices in this document are indicative only, include GST, relate to the base home only, do not include the supply of items such as landscaping and swimming pools and are subject to change without notice. E&OE. AB Aust IP Pty Ltd. reserves the right to change floor plans, specifications, inclusions and materials without notice. Minimum lot width is indicative only and is subject to local council regulations and setbacks. Buyers should seek confirmation from their local council prior to making any decisions regarding home design on specific lots. For more details on pricing, Home and land packages in your area, inclusions, and current offers, please talk to a consultant at one of our many display homes or visit our website adenbrookhomes.com.au.

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