



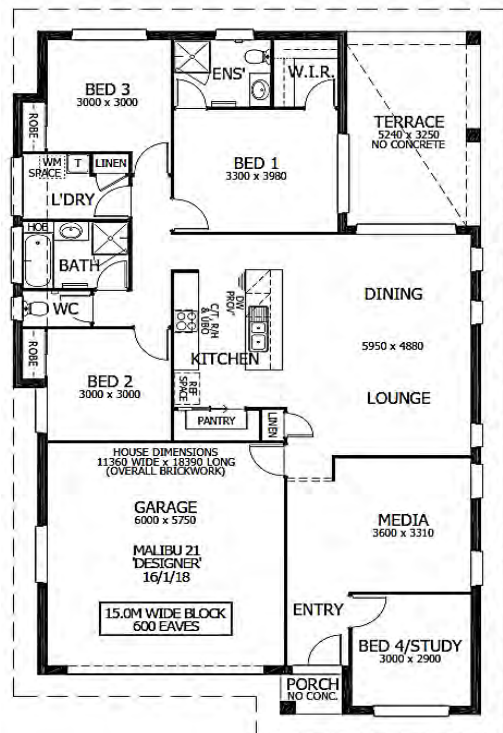
Image may depict upgrades that are not included in the pricing.

Floor area: 196.25m<sup>2</sup> / 21.12sq | Block Size:660m<sup>2</sup>  
 Address: Lot 103 Cookes Road, Cookes Hill Estate, Armidale



### Malibu 21 Package Inclusions

- \* Site cost allowance including Council approval
- \* R3 ceiling insulation to living areas
- \* Off white mortar
- \* LED downlights throughout
- \* Instantaneous gas (LPG) hot water system
- \* Remote control unit to garage incl. three (3) handsets
- \* Provision for future fibre optic system
- \* Westinghouse cooktop and oven
- \* Laminated soft close doors to kitchen and vanities
- \* Compliance with BASIX water tank requirements (NSW only)
- \* Kitchen upgrade: Laminated overhead cupboards with plaster board bulkheads to ceiling, dishwasher provision, integrated range hood ducted externally
- \* Floor coverings throughout.
- \* Flyscreens to all windows and sliding doors.
- \* Powder coated wall mounted clothesline and metal letterbox.
- \* TV antenna.
- \* Your choice of exposed aggregate or coloured concrete to driveway, porch and rear covered area.



**COOKES  
HILL**  
ARMIDALE

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