



Special Design

16.8m x 8.0m – Site 98

An impressive home where style, functionality and practicality are combined in harmony. The large galley style kitchen, along with the open plan living and dining, lends itself to entertaining with a sliding glass door and French door onto the spacious verandah. With 2 spacious bedrooms and study, and many special features, this large home is sure to impress. Outside, the built-in carport and tool shed add the finishing touches to this excellent home.

Acacia Ponds Village is situated near Pambula on the beautiful South Coast of NSW. Acacia Ponds Village caters for the 'active retiree'. Landscape gardens abound, while the 'pride and joy' of the village is the large allotment vegetable garden. With most services just 2km away at Pambula (hospital and community health centre) everyday items are near at hand. Only 5 minutes away is Merimbula, the main tourist town of the Shire, where residents will find many facilities provided for tourist enjoyment.

Make an appointment today to inspect! Phone 02 6495 6774.

Available from: July 2011

Location: Site 98, Acacia Ponds Village
3197 Princess Hwy, Pambula, NSW

Price: \$ 257,810 (as displayed with extras;
see over for details)



Acacia Ponds Village Special Design

16.8m x 8.0m – Site 98

Price

16.8m x 8.0m **Special Design** package
installed on level accessible site at Acacia Ponds Village

\$226,290

Variations and Extras as displayed

Upgrade roofline of front to double gable with skillion over deck	\$2,970
Upgrade cladding to Weathertex 'Old Colonial Smooth'	\$1,660
External frame/sill to all windows/sliding doors	\$940
300mm 'Econotube' skylight to walk-in-robe	\$610
One (1) painted feature wall	\$180
Twenty-four compact fluorescent down-lights with dimmers to Living/Dining/Kitchen/Hallway/Rear verandah in lieu standard fittings	\$2,420
Upgrade kitchen cupboards to 'Sheen' laminate with chrome post & rail handles	\$1,860
Polished solid timber 'Ventureplank Oak Rustic' 190mm wide T&G flooring to Dining/Kitchen/Hallway/Entry in lieu standard floor coverings	\$2,720
Upgrade Bed 2 robe doors to square-top mirror	\$590
Provision in kitchen cupboards for dishwasher & microwave including plumbing/electrical	\$580
F & P fully integrated single drawer dishwasher	\$1,650
Omega stainless steel built-in microwave with trim kit	\$610
Extend carport to 16.8m x 3.2m including stencil concrete	\$10,970
Increase size of standard tool shed to 3.6m x 23m with 1200mm roller door and 1212 window	\$2,530
Two (2) clear 'Polycarbonate' panels to carport over Living Window	\$240
1200mm double fluorescent light to carport	\$330
Light & power to tool-shed	\$660
Rear wrap-around verandah with vertical baluster handrail and one (1) additional set stairs.	\$9,980

TOTAL PRICE (including GST)

\$257,810