



3 4 2 2

Birchwood

Lot 131
Walter Avenue 'Eden'
Two Wells

BLOCK SIZE: 2178m²
HOUSE SIZE: 292.73m²

HOUSE & LAND PACKAGE
\$529,948*

PACKAGE INCLUSIONS:

- NATURE PLAY GROUND, BIRTH-YEAR 12 SCHOOL & TOWN CENTRE UPGRADES UNDER CONSTRUCTION
- IN-HOUSE FINANCE AVAILABLE
- CHOICE OF ELEVATION AND FLEXIBLE FLOORPLAN LAYOUT
- Double Garage with panel lift door and remote
- 2.7m ceilings and 25 degree roof pitch
- Overhead cupboards to kitchen and over fridge provision
- Dishwasher provision
- FREE Dishwasher
- Stainless steel appliances
- NBN Connection & 2 TV points
- Tiled wet areas and carpet and timber laminate to remainder
- Keylocks to sliding windows
- Termite protection
- Instantaneous hot water system
- Ducted reverse cycle heating & cooling air conditioning
- Footings and site works estimate included
- Sump and Pump connection not included
- Insulation to external walls and ceilings
- Colorbond roof
- 25 year structural guarantee and 3 month maintenance period.



ENQUIRIES: Joanne Caruso M: 0447 631 130 E: joannec@hickinbotham.com.au

*Conditions apply. Certain elevations may not match the particular floor plan published in this package and, as such, all floor plans and elevations are for illustration purposes only. Land subject to availability. We make no representation and, to the extent permissible at law, we disclaim all liability, as to the suitability of the land to build on, or the suitability of any house design, or otherwise. You must satisfy yourself of that by inspection, or by taking professional advice, or otherwise. Pricing is indicative only and based on standard costings. Price may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages subject to final council approval. Alan Hickinbotham Pty Ltd ABN 13 007 567 222, RLA 230557, Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.

Hickinbotham