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Flinders Alfresco

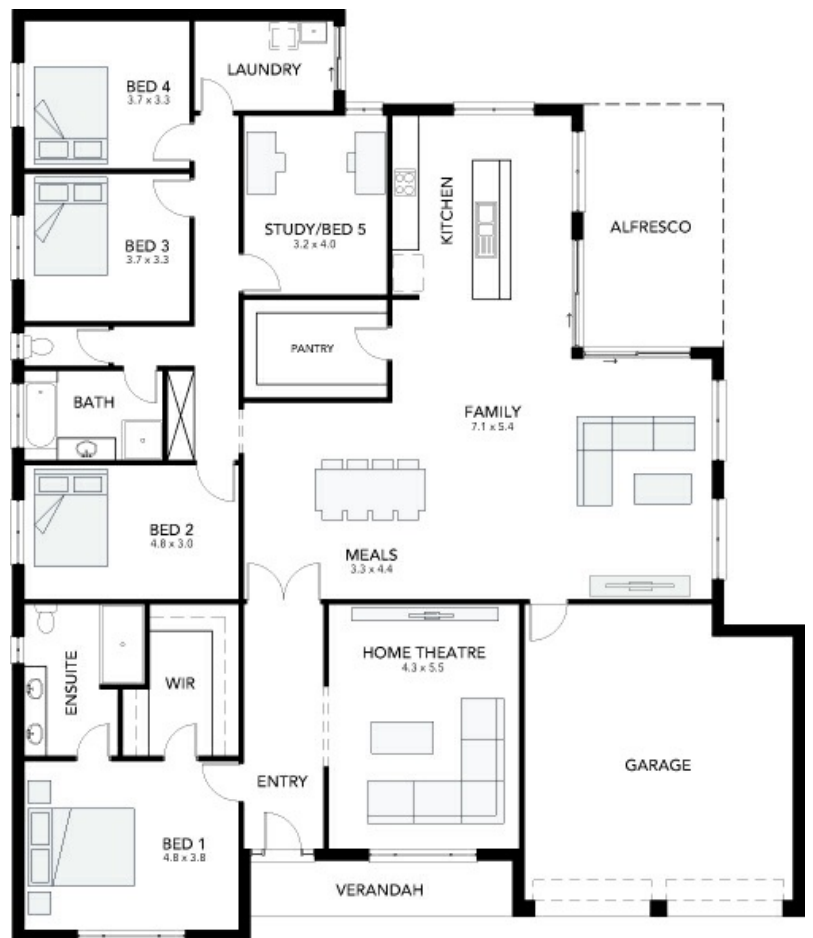
**Lot 230
Magnolia Boulevard 'Eden'
Two Wells**

**BLOCK SIZE: 12030m²
HOUSE SIZE: 314.74m²**

**HOUSE & LAND PACKAGE
\$528,600***

PACKAGE INCLUSIONS:

- Free 6.5kW System Solar
- Ducted Reverse Cycle Air conditioning
- 2700mm ceilings
- Panel-lift door with Remote Control Access
- Colorbond Roof
- 25Deg Roof Pitch with 450mm Eaves
- Rendered Brick Piers to Garage
- Render to Bed 1 Front Elevation
- Spacious Walk in robe and ensuite to Master Bed
- Flooring Provision Incl. Carpets to Bedrooms and Timber Laminate to Remainder
- Stainless Appliances Including Oven, Cooktop and Retractable Rangehood
- Overhead Cupboards to Kitchen
- Flat extended breakfast bar
- Inset Laundry Trough in Floor units
- Laundry Cupboard and pull out Laundry Bin
- NBN Provision
- Soil Removal and Generous Footings allowance
- Roof stormwater to Kerb
- 25 Year Structural Warranty
- 3 Month Maintenance Check



ENQUIRIES: Kyle Buchwald M: 0488 453 482 E: kyleb@statesman-homes.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.

**STATESMAN
HOMES**