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Ashville

**Lot 58
Wisteria Grove 'Eden'
Two Wells**

**BLOCK SIZE: 900m²
HOUSE SIZE: 282.46m²**

**HOUSE & LAND PACKAGE
\$426,750***

PACKAGE INCLUSIONS:

- Free 6.5kW Solar system with 5kW inverter
- Ducted Reverse Cycle Air conditioning
- 2700mm ceilings
- Single Span Panel-Lift door with Remote Control Access
- Colorbond Roof
- Increased roof pitch to 25 degrees with 450mm eaves
- Front elevation windows upgraded to awning windows
- Render to Verandah
- Slab to alfresco
- Spacious Walk in robe and ensuite to Master Bed
- Flooring Provision Incl. Carpets to Bedrooms and Timber Laminate to Remainder
- Upgrade to Stainless Appliances incl. Oven, Stove and Ranghood
- Overhead Cupboards to Kitchen
- Flat extended breakfast bar
- Dishwasher Provision
- Upgrade to silver range joinery handles
- Broom Cupboard and laundry bin to Laundry
- Upgrade to 45l inset stainless steel trough in floor units
- NBN Provision
- Soil Removal and Generous Footings allowance



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*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**