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Norfolk

**Lot 197
Magnolia Boulevard
Two Wells (Eden)**

**BLOCK SIZE: 1251 m²
HOUSE SIZE: 231.40 m²**

**HOUSE & LAND PACKAGE
\$399,845***

PACKAGE INCLUSIONS:

- Double garage with an automatic single span panel lift door
- Carpet to bedrooms & living, timber floorboards to the remainder
- Ducted reverse cycle air conditioning
- Upgrade to 2.7m high ceilings
- Insulation to the ceilings, external walls, internal walls, garage and alfresco
- Kitchen upgrades include dishwasher provision, overhead cupboards, stainless steel appliances and microwave provision
- Gas instantaneous hot water system
- Laundry to include broom cupboard, inset bench trough and overhead cupboards
- Rainwater tank by pass system
- Generous site works and footings allowances
- Milan semi-framed shower screens
- Built-in wardrobes to all bedrooms with a large walk-in robe to the master bedroom
- Choice of Sapphire series range of elevations



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Hickinbotham

*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. The land referred to in this promotion is not owned by us. 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 GB969.