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Felixstow Alfresco

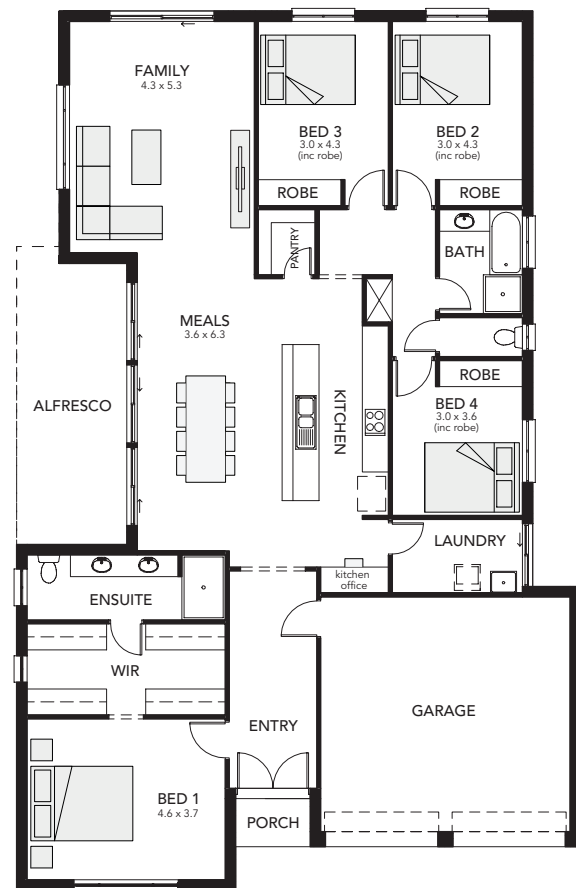
**Lot 254
Magnolia Boulevard,
Two Wells (Eden)**

**BLOCK SIZE: 903 m²
HOUSE SIZE: 235.64 m²**

**HOUSE & LAND PACKAGE
\$352,640***

PACKAGE INCLUSIONS:

- Single span panel lift double garage with automatic door (Remote included)
- Upgrade to 2.7 ceilings included
- Insulation to ceilings, external walls, garage and alfresco
- Overhead cupboards to the kitchen and above fridge provision
- Upgrade to Flat Breakfast bar
- Stainless steel Westinghouse Rangehood, Cooktop & oven.
- Dishwasher provision and Dishwasher included
- Microwave provision and pot drawer
- Semi frameless shower screen to ensuite and bathrooms
- Premium joinery to floor units and overheads in kitchen.
- Carpets to bedrooms and Timber laminate to rest of the house included. Tiles to bathrooms and wet areas included.
- TERMITE TREATED 10 year guarantee accordance with ASA.
- Colourbond roof
- Council application and fee
- Site works & footing allowance
- NBN provision included
- FREE CARRIER INEVERTER REVERCE CYCLE AIRCON DUCTED OFFER INCLUDED ENDS SOON



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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. 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.

**STATESMAN
HOMES**