



3 4 2 2

**Belmont Alfresco**

**Lot 255  
Magnolia Boulevard.  
Two Wells (Eden)**

**BLOCK SIZE: 972 m<sup>2</sup>  
HOUSE SIZE: 301.45 m<sup>2</sup>**

**HOUSE & LAND PACKAGE**  
**\$398,950\***

**PACKAGE INCLUSIONS:**

- Double garage with an automatic single span panel lift door
- Carpet to bedrooms & living, timber floorboards to the remainder
- Ducted and zoned reverse cycle air conditioning
- Upgrade to 2.7m high ceilings
- Insulation to the ceilings, external walls, internal walls, garage and alfresco
- Kitchen to include a dishwasher provision, overhead cupboards including above the fridge provision, stainless steel appliances, flat breakfast bar with overhang and an under bench microwave provision with a pot drawer
- Gas instantaneous hot water system
- 25-degree roof pitch with all encumbrance requirements included
- Walk-in pantry and store including shelves
- Laundry to include broom cupboard, inset bench through and overhead cupboards
- Milan semi-framed shower screens
- Generous site works and footings allowances
- \$5000 TO SPEND ON LANDSCAPING & \$5000 TO SPEND FENCING!!
- This package is eligible for the First Home Owners Grant



**ENQUIRIES: Tisha Pitt M: 0438 808 198 E: tishap@hickinbotham.com.au**

**ENQUIRIES: Andy Bui M: 0433 337 776 E: andy@propertypeople.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. 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.

**Hickinbotham**