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**Virginia Alfresco**

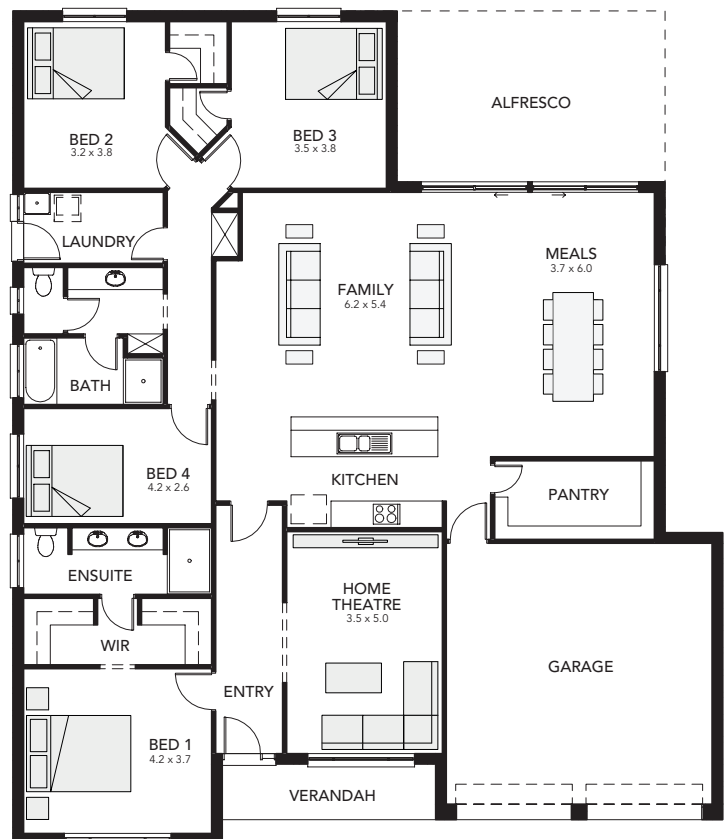
**Lot 258  
Gardenia Grove,  
Two Wells (Eden)**

**BLOCK SIZE: 1201 m<sup>2</sup>  
HOUSE SIZE: 278.98 m<sup>2</sup>**

**HOUSE & LAND PACKAGE**  
**\$384,353\***

**PACKAGE INCLUSIONS:**

- Reverse Cycle air-conditioning
- Free whole house termite treatment
- Footings included
- Carpet to bedrooms
- Timber floors to rest of house (not wet areas)
- Stainless steel appliances
- Flat breakfast bar
- Milan semi-framed shower screens to Bathroom & Ensuite
- 2700mm High ceilings
- 25 degree roof pitch
- Color bond roofing included
- Insulation to external walls and ceiling
- NBN provision
- 25-year structural warranty
- 3-month maintenance



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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**