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**Amesbury Alfresco**

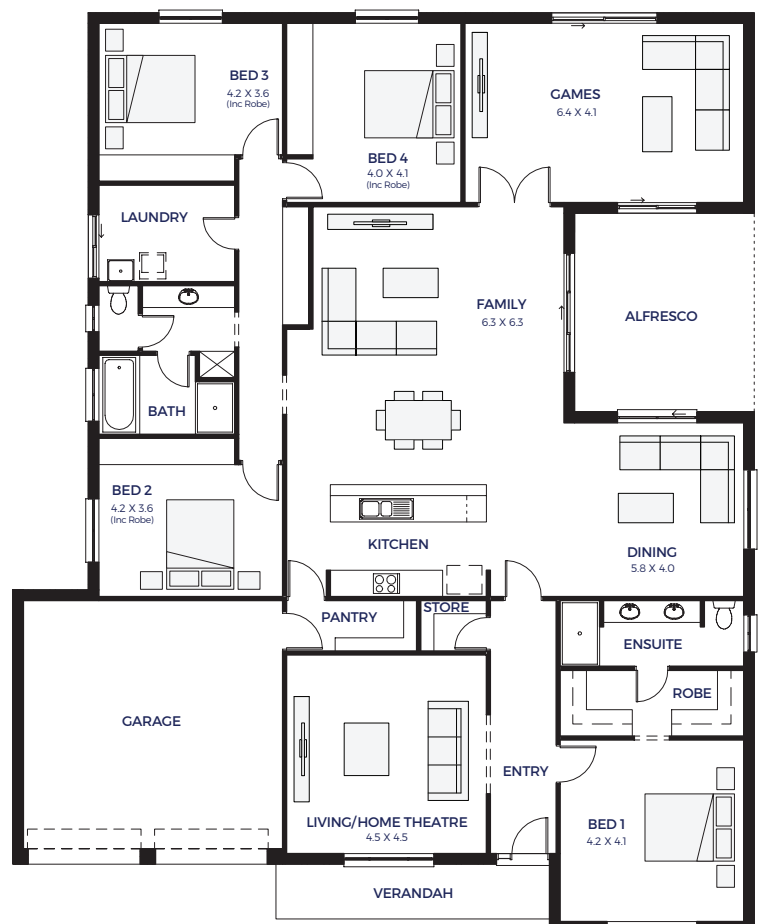
**Lot 48  
Wisteria Grove.  
Two Wells (Eden)**

**BLOCK SIZE: 900 m<sup>2</sup>  
HOUSE SIZE: 320.62 m<sup>2</sup>**

**HOUSE & LAND PACKAGE**  
**\$443,022\***

**PACKAGE INCLUSIONS:**

- PERFECT FAMILY HOME FOR ENTERTAINING
- IN-HOUSE FINANCE AVAILABLE
- SURROUNDED BY OTHER QUALITY NEW HOMES
- CHOICE OF ELEVATION AND FLOORPLAN LAYOUT\*
- \$10k OFF LAND PRICE INCLUDED
- Double Garage with panel lift door
- 2.7m ceilings
- Overhead cupboards to kitchen and over fridge provision
- Dishwasher provision
- FREE Dishwasher
- Kitchen Upgrades
- Stainless steel appliances
- NBN Provision
- 1200mm high tiling (bathroom & ensuite) & 3 rows of tiles over kitchen
- Keylocks to sliding windows
- Termite protection
- Instantaneous hot water system
- Ducted reverse cycle heating & cooling air conditioning
- Carpet and timber laminate flooring
- Footings estimate included
- Site works and fees included
- Insulation to external walls and ceilings
- Colorbond roof
- 25 year structural guarantee
- 3 months maintenance period after handover



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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 G8969.

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