

# House & Land Package



Felixstow Alfresco  
25.36  
squares

Lot 230 Magnolia Boulevard,  
Two Wells 'Eden'

House and Land from only

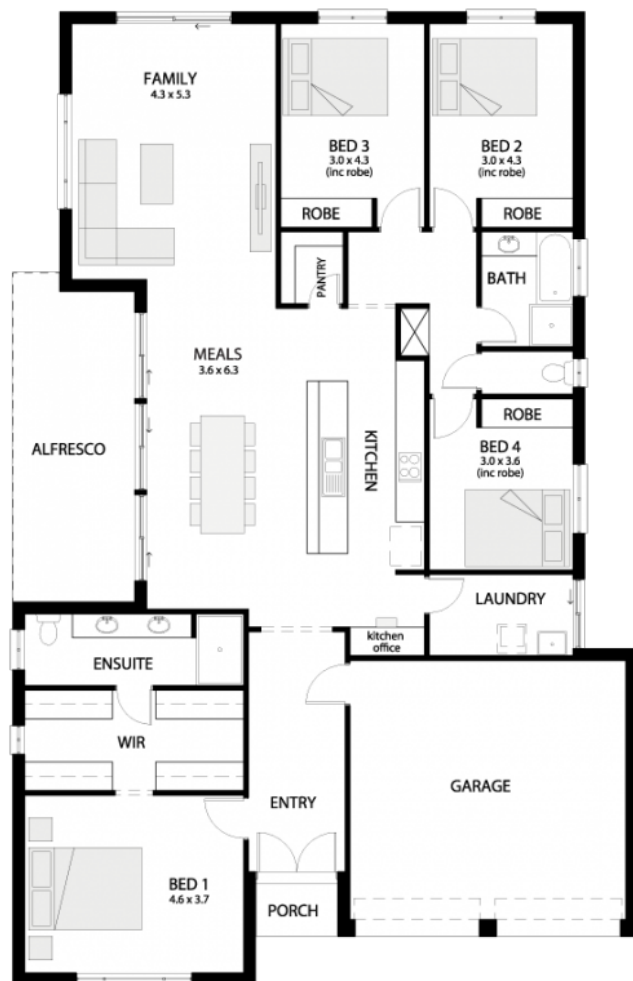
**\$495,614\***

## Specifications

Total: 235.64 sqm  
Land Size: 12030.00 sqm

## You get all this & more...

- Statesman™s Luxury Range Elevation
- Ducted Reverse Cycle Air conditioning
- 2700mm ceilings
- Colorbond Roof
- Colorbond Facias and Gutters
- 25 degree roof pitch with 450mm eaves
- Single-Span Panel-Lift Garage Door with Remote Control Unit
- Spacious Walk in robe and ensuite to Master Bed
- Robes to Bedrooms
- Flooring including Carpets to Bedrooms and Timber Laminate to remainder
- Stainless Appliances
- Overhead Cupboards to Kitchen
- Flat extended breakfast bar
- NBN Provision
- Soil Removal and Generous Footings allowance
- Roof stormwater to Kerb
- 25 Year Structural Warranty
- 3 Month Maintenance Check



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on Price  
and Quality

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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. 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 G6969.