

Hickinbotham



HOUSE & LAND

\$282,600*

LOT 303

Emerald Circuit,
Virginia 'Virginia Grove'

BLOCK SIZE: **330.00m²**
HOUSE SIZE: **146.85m²**

TOPAZ



PACKAGE INCLUSIONS:

- Single Garage, 2 brick piers, 1 panel lift door & concrete slab
- Carpet to bedrooms
- Timber floor boards to the remainder
- Ducted reverse cycle air conditioning
- Stormwater disposal
- 25 degree roof pitch
- All insulation throughout
- Instantaneous hot water system
- Flat breakfast bar
- Walk-in corner pantry including shelves
- Walk-in robe and shelf
- 1200mm high tiling (bathroom & ensuite) & 3 rows of tiles over kitchen
- Full width mirror over bathroom & ensuite
- Pivot shower cubicle doors
- Multi directional shower heads
- Built-in linen cupboard
- 1 3/4 bowl sink to kitchen
- Keylocks to sliding windows
- Exhaust fans
- Smoke detectors
- Generous footing allowance

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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.