

# Hickinbotham



HOUSE & LAND

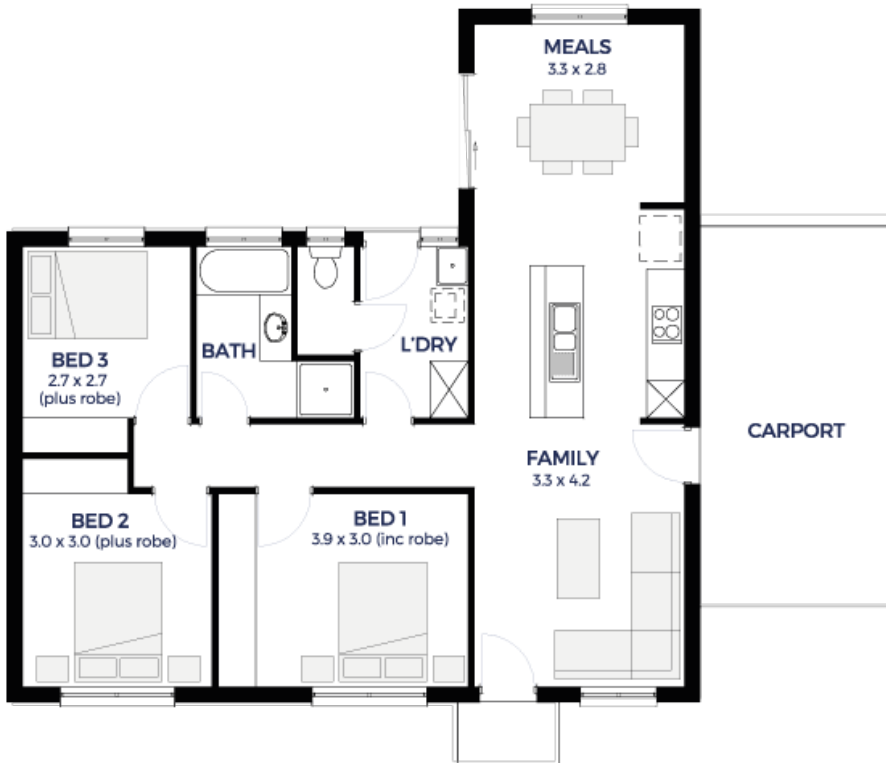
**\$277,151\***

## LOT 4

Barcelona Road ,  
Noarlunga Downs

BLOCK SIZE: **394.00m<sup>2</sup>**  
HOUSE SIZE: **114.36m<sup>2</sup>**

MONACO



## PACKAGE INCLUSIONS:

- Single CARPORT, 2 brick piers, 1 roller door & concrete slab
- Siteworks & Footings allowance
- Allowance for custom design appointment
- Carpet to bedrooms & living
- Wooden floating floors to the remainder
- Ducted reverse cycle air conditioning
- Dishwasher (Venini-no install)
- Dishwasher provision
- Stormwater disposal

**ENQUIRIES: Chad Cooper**  
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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.