



HOUSE & LAND

**\$267,353\***

**LOT 730**

Tudor Crescent,  
Smithfield Plains  
'Playford Alive'

BLOCK SIZE: **366.00m<sup>2</sup>**  
HOUSE SIZE: **146.85m<sup>2</sup>**

TOPAZ



**PACKAGE INCLUSIONS:**

- FULL TURN KEY PACKAGE
- LOW DEPOSIT FINANCE AVLIABLE\* - Ask how!
- SUITABLE FOR HOMESTART\*
- \$10,000 BONUS PACK\*
- Upgraded front elevation including Rendered Portico
- Reverse ducted heating & cooling throughout
- Single Garage, 2 brick piers, concrete slab & automatic panel lift garage door
- Insulation to external walls, ceiling & garage
- Flooring Carpet to bedrooms
- Flooring Timber Laminate to remainder
- Paving to perimeter (1m) and driveway
- Stormwater disposal
- Stainless steel appliances
- Overhead cupboards to kitchen inc over fridge provision
- Dishwasher provision
- NBN Provision & cabling to connect
- 25 Degree pitched roof
- 1200mm high tiling (bathroom & ensuite) & 3 rows of tiles over kitchen
- Keylocks to sliding windows
- TV point
- Termite protection
- Instantaneous hot water system
- Siteworks & footings included
- More house & land packages available

**ENQUIRIES: Kimberly Albers**  
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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.

