

# Hickinbotham



HOUSE & LAND

**\$266,075\***

## LOT 1419

Lynch Street,  
Evanston Gardens  
'Orleana Waters'

BLOCK SIZE: **300.00m<sup>2</sup>**  
HOUSE SIZE: **146.85m<sup>2</sup>**

TOPAZ



### PACKAGE INCLUSIONS:

- Single Garage, 2 brick piers, concrete slab & automatic panel lift door
- Portico to entrance
- 2700 high ceilings throughout
- Flat breakfast bar
- Walk in pantry
- 1 & 3/4 bowl stainless steel sink, including 1 drainer
- Master with walk in robe, with shelf and hanging rail
- Milan semi framed shower screens to Bathroom and Ensuite
- Floor tiling to all wet areas
- 1200mm high tiling (bathroom & ensuite) & 3 rows of tiles over kitchen
- 42 litre stainless steel Laundry trough in white cabinet
- Flyscreens and keylocks to all windows
- NBN Connection
- Termite protection
- Instantaneous hot water system
- Colourbond to roof
- 25 year structural guarantee
- **GENEROUS SITEWORK AND FOOTINGS ALLOWANCE**

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