

# Hickinbotham



HOUSE & LAND

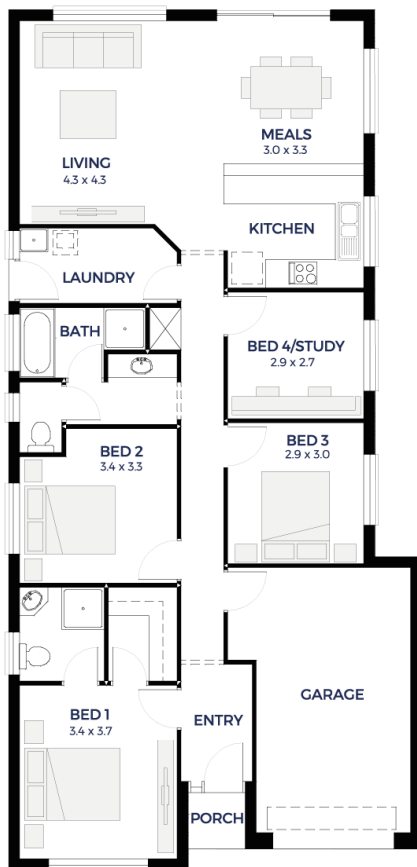
**\$268,103\***

## LOT 1421

Lynch Street,  
Evanston Gardens  
'Orleana Waters'

BLOCK SIZE: **300.00m<sup>2</sup>**  
HOUSE SIZE: **147.83m<sup>2</sup>**

ORCHID



### PACKAGE INCLUSIONS:

- Single Garage, 2 brick piers, concrete slab & automatic panel lift door
- Portico to entrance
- 2700 high ceilings throughout
- 4th Bedroom or study
- Flat breakfast bar
- 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**

**ENQUIRIES: Drew Westcott**  
M: 0484323152 E: [DrewW@hickinbotham.com.au](mailto:DrewW@hickinbotham.com.au)

[hickinbotham.com.au](http://hickinbotham.com.au)

\*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.