



HOUSE & LAND

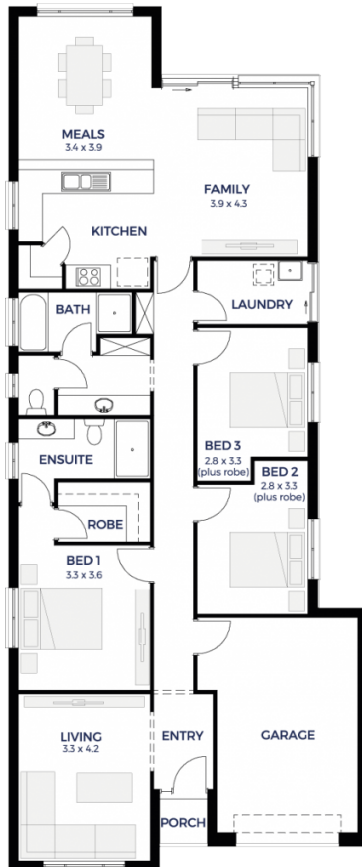
**\$289,948\***

**LOT 211**

Bracken Avenue,  
Andrews Farm  
'Brookmont Estate'

BLOCK SIZE: **300.00m<sup>2</sup>**  
HOUSE SIZE: **166.32m<sup>2</sup>**

VIENNA



**PACKAGE INCLUSIONS:**

- TURN KEY PACKAGE
- Low deposit finance Ask how!
- 2700 ceiling height throughout
- X10 LED Downlights ]
- Semi framed shower screens
- Portico to front elevation with render infill
- Ducted reverse cycle heating & cooling air conditioning
- Flooring Carpet & Timber laminate throughout
- Insulation to external walls, ceiling & garage
- Single Garage, 2 brick piers, concrete slab & automatic panel lift garage door
- Stormwater disposal
- Overhead cupboards to kitchen inc over fridge provision
- Westinghouse retractable rangehood
- Flat breakfast bar to kitchen
- Dishwasher provision
- Dishwasher
- NBN Provision & cabling to connect
- Dual water system
- TV point
- 1200mm high tiling (bathroom & ensuite) & 3 rows of tiles over kitchen
- Multi directional shower heads
- Keylocks to sliding windows
- TV point
- Termite protection
- Instantaneous hot water system
- Siteworks & footings included
- More house & land packages available

\*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.