

Hickinbotham



HOUSE & LAND

\$262,635*

LOT 528

Vincent Road,
Smithfield Plains
'Playford Alive'

BLOCK SIZE: **335.00m²**
HOUSE SIZE: **160.21m²**

PROVENCE ALFRESCO



PACKAGE INCLUSIONS:

- Customise this design further if you wish!
- Full fencing, front landscaping and letterbox included
- 2700mm high ceilings and alfresco included
- Single Garage with automatic roller door
- Upgraded facade with extended porch
- High Quality Flooring throughout
- Ducted and zoned reverse cycle air conditioning (heating & cooling)
- Colorbond roof
- High grade GOLD insulation to the ceilings, internal, external walls and garage
- Kitchen to include a dishwasher provision, overhead cupboards including above the fridge provision, stainless steel appliances, flat breakfast bar with overhang and so much more!
- Gas instantaneous hot water system
- 25-degree roof pitch with all encumbrance requirements included
- Generous site works and footings allowances
- Milan semi-framed shower screens
- Walk-in robe and ensuite to the master bedroom, built in robes to all remaining bedrooms
- This package is eligible for the First Home Owners Grant
- **LOW DEPOSIT OPTIONS AVAILABLE - \$3,300 CAN GET YOU STARTED!**
- **DISPLAY OFFICE ON THE CORNER OF HOPWOOD AND FREEMAN AVENUE, MUNNO PARA**

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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.

