

# Hickinbotham



HOUSE & LAND

**\$268,678\***

## LOT 81

Orchard Grove,  
Salisbury North 'The Green'

BLOCK SIZE: **280.00m<sup>2</sup>**  
HOUSE SIZE: **146.85m<sup>2</sup>**

TOPAZ



### PACKAGE INCLUSIONS:

- Single Garage with an automatic roller door
- Carpets to the bedrooms and timber floorboards to the remainder
- Ducted and zoned reverse cycle air conditioning heating & cooling!
- Insulation to the ceilings, external walls and garage
- Kitchen to include a dishwasher provision, overhead cupboards including above the fridge provision and stainless steel appliances
- Flat breakfast bar with an overhang and a stainless steel dishwasher
- Upgrade to Colorbond roofing
- Gas instantaneous hot water system
- Rainwater tank by pass system
- Generous site works and footings allowances
- Milan semi-framed shower screens
- NBN provisions
- TRITHOR termite barrier treatment upgrade included
- Surplus soil removal
- Facade can be upgraded at an additional cost
- Secure this package at an exclusive 3.69% interest rate terms and conditions apply
- This package is eligible for the First Home Owners Grant

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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. 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.