

# Hickinbotham



HOUSE & LAND  
**\$270,811**

**LOT 1782**  
Clementine Avenue,  
Munno Para

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

TOPAZ



## PACKAGE INCLUSIONS:

- \$10,000 Bonus Pack for landscaping, fencing, letter box, driveway cross over & hot water rebate\*
- Portico to front elevation
- 25 degree pitched roof
- Ducted reverse cycle air conditioning
- Flooring through out
- Perimeter paving (1m) and driveway
- Single Garage, 2 brick piers, 1 roller doors & concrete slab
- Raised breakfast bar
- Walk-in pantry including shelves
- Walk-in robe and shelf
- Overhead cupboards
- Westinghouse retractable range hood
- Stainless steel appliances
- Stainless steel dishwasher
- Built-in linen cupboard
- Stormwater disposal
- Keylocks to sliding windows
- Instantaneous hot water system
- Smoke detectors
- Siteworks and footings

**ENQUIRIES: Kimberly Albers**  
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[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.