

# Hickinbotham



HOUSE & LAND

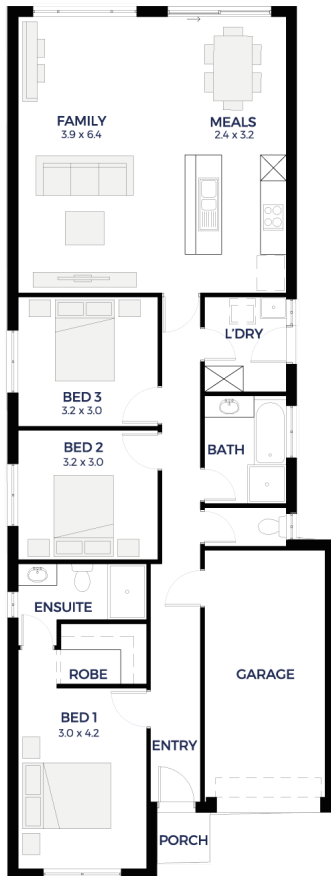
**\$270,607**

## LOT 484

Pine Avenue,  
Virginia 'Virginia Grove'

BLOCK SIZE: **310.00m<sup>2</sup>**  
HOUSE SIZE: **137.63m<sup>2</sup>**

TARRAGONA



### PACKAGE INCLUSIONS:

- Single Garage with slab, 2x piers & 1x roller door
- Remote control unit to Garage
- Overhead cupboards to Kitchen with range hood
- Choice of elevations from Sapphire range
- Upgrade to 2.7m High Ceilings
- Flooring throughout - Carpet to Bedrooms and Timber floorboards to the remainder
- Instantaneous hot water system
- Flat breakfast bar
- Pantry including shelves
- Walk-in robe and shelf
- 1200mm high tiling (bathroom & ensuite) & 3 rows of tiles over kitchen
- Full width mirror over bathroom & ensuite
- Pivot shower cubicle doors
- Multi directional shower heads
- Built-in linen cupboard
- 1 3/4 bowl sink to kitchen
- Keylocks to sliding windows
- Exhaust fans
- Smoke detectors
- Earth leakage safety switch

**ENQUIRIES: Kristen Williams**  
M: 0422 418 931 E: [kristenw@hickinbotham.com.au](mailto:kristenw@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.