

# Hickinbotham



HOUSE & LAND  
**\$259,031**

**LOT 431**  
Baxter Avenue,  
Penfield

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

TOPAZ



## PACKAGE INCLUSIONS:

- Single Garage, 2 brick piers, concrete slab & Automatic Panel lift garage door
- Flooring throughout
- Ducted reverse cycle air conditioning
- Insulation to ceilings and external walls
- Stormwater disposal
- Perimeter paving (1m) and driveway
- Instantaneous hot water system
- Raised breakfast bar
- Walk-in pantry including shelves
- NBN Provision
- Dual water system
- Stainless steel dishwasher
- Stainless steel kitchen appliances
- Multi directional shower heads
- Built-in linen cupboard
- Clipsal cent a meter energy monitor
- Keylocks to sliding windows
- Colorbond or Tiles to roof
- Smoke detectors
- Footings and siteworks included

**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.