

# Hickinbotham



HOUSE & LAND

**\$259,850**

## LOT 445

Baxter Avenue,  
Penfield (Eyre)

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

TOPAZ



### PACKAGE INCLUSIONS:

- Single Garage, 2 brick piers, concrete slab & Panel lift garage door
- Flooring throughout
- Insulation to Ceiling & External walls
- Ducted reverse cycle air conditioning
- Dishwasher Perimeter paving (1m) and driveway
- Stainless steel appliances
- Raised breakfast bar
- Walk-in pantry including shelves
- Overhead cupboards to kitchen
- 1200mm high tiling (bathroom & ensuite) & 3 rows of tiles over kitchen
- Full width mirror over bathroom & ensuite
- Dual water system
- Multi directional shower heads
- Built-in linen cupboard
- Stormwater disposal
- Keylocks to sliding windows
- NBN Provision
- Instantaneous hot water system
- Site works and footings included

**ENQUIRIES: Kimberly Albers**  
M: 0450 585 701 E: [kimberlya@hickinbotham.com.au](mailto:kimberlya@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.