

# Hickinbotham



HOUSE & LAND

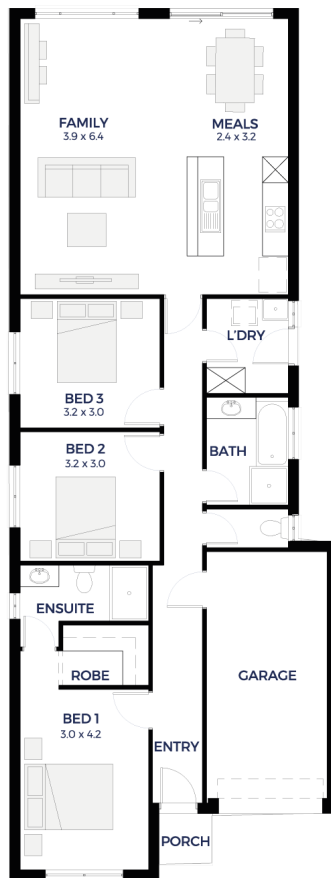
**\$249,805**

## LOT 711

CARSTAIRS LANE,  
Smithfield Plains  
'Playford Alive'

BLOCK SIZE: **296.00m<sup>2</sup>**  
HOUSE SIZE: **137.63m<sup>2</sup>**

TARRAGONA



## PACKAGE INCLUSIONS:

- TURN-KEY PACKAGE!
- Full fencing and front landscaping
- Single garage with an automatic panel lift door
- Carpet to bedrooms & living, timber floorboards to the remainder
- Ducted and zoned reverse cycle air conditioning
- Roof stormwater
- Paving to 1m of perimeter and driveway
- Insulation to the ceilings, external walls, internal walls and garage
- Kitchen to include a dishwasher provision, overhead cupboards including above the fridge provision, stainless steel appliances, flat breakfast bar with overhang and an under bench microwave provision with a pot drawer
- Gas instantaneous hot water system
- 25-degree roof pitch with all encumbrance requirements included
- Rainwater tank by pass system
- Generous site works and footings allowances
- Milan semi-framed shower screens
- Built-in wardrobes to bedrooms 2&3 with a walk-in robe to the master bedroom
- Letterbox included
- Secure this package at an exclusive 3.69% interest rate "terms and conditions apply
- This package is eligible for the First Home Owners Grant
- Excellent inclusions mean lots of room left over in the budget!

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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. 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.