EDEN

Land Australia
A Hickinbotham Group Company

3 4 2 2

Castlegate

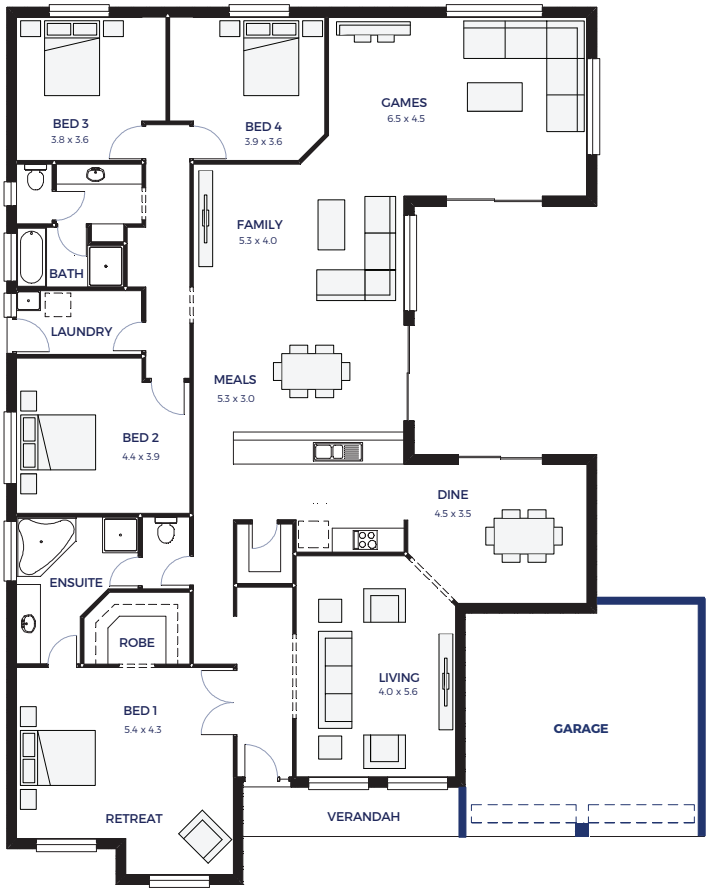
Lot 198
Magnolia Boulevard
Two Wells (Eden)

BLOCK SIZE: **1314 m²**
HOUSE SIZE: **301.50 m²**

HOUSE & LAND PACKAGE
$438,605*

PACKAGE INCLUSIONS:

- Double Garage, 2 brick piers, single span panel lift door with auto unit & concrete slab
- Carpet to bedrooms
- Timber laminate to remainder
- Ducted reverse cycle air conditioning
- Stormwater disposal
- Emerald refined elevation
- Instantaneous hot water system
- Raised breakfast bar, overhead cupboards & stainless steel appliances
- Walk-in 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
- Footings included



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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.

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