

# Hickinbotham



HOUSE & LAND

**\$320,000\***

## LOT 206

Cherry Avenue,  
Direk 'The Orchard'

BLOCK SIZE: **375.00m<sup>2</sup>**  
HOUSE SIZE: **146.85m<sup>2</sup>**

TOPAZ



### PACKAGE INCLUSIONS:

- Single Garage with panel lift door
- 2.7m ceilings
- Overhead cupboards to kitchen and over fridge provision
- Dishwasher provision
- Microwave Provision
- Stainless steel appliances
- NBN Connection
- 1200mm high tiling (bathroom & ensuite) & 3 rows of tiles over kitchen
- Keylocks to sliding windows
- Termite protection
- Instantaneous hot water system
- Ducted reverse cycle heating & cooling air conditioning
- Carpet and timber laminate flooring
- Laminated glass to bedroom windows
- Footings estimate included
- Choice of elevations
- Colorbond roof
- 25 year structural guarantee

**ENQUIRIES: Joanne Caruso**  
**M: 0447 631 130 E: joannec@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.