

# Hickinbotham



HOUSE & LAND

**\$423,000\***

## LOT 25

Alfred Court,  
Angle Vale 'Lovegrove  
Estate'

BLOCK SIZE: **502.00m<sup>2</sup>**  
HOUSE SIZE: **232.78m<sup>2</sup>**

NEWBURY



## PACKAGE INCLUSIONS:

- Footings and site works estimate INCLUDED!
- Double garage with panel lift door and remote
- Ducted reverse cycle heating and cooling
- Choice of elevation and flexible floorplan layout
- 2.7m ceilings
- Overhead cupboards and rangehood to kitchen
- Flat breakfast bar
- Stainless steel appliances
- Carpet to bedrooms
- Timber laminate to remainder of living
- Tiled wet areas
- Termite protection
- Instantaneous hot water system
- Colorbond facias and gutters
- Rainwater tank bypass system
- Insulation to external walls and ceilings
- More options available

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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.