

# House & Land Package



Virginia Alfresco

30.03  
squares

Lot 17 Diagonal Road,  
Ardrossan

House and Land from only

**\$547,166\***

## Specifications

Total: 278.98 sqm

Land Size: 1604.00 sqm

You get all this & more...

- INCLUDED: NEW & IMPROVED PREMIER SPECIFICATION!!
- Car accommodation w/ single span panel lift door
- 2.7m ceilings
- Colorbond roof, Colorbond gutters and fascia
- Front elevation upgrades
- Ceiling and external wall insulation
- Clipsal Iconic internal powerpoints and light switches
- Overhead cupboards
- Dishwasher provision
- Underbench microwave provision
- Broom cupboard, benchtop and inset trough
- Kip tap mixers throughout
- Luna inset basins
- Back to wall toilet suites
- Stainless steel drain grates
- Rainwater tank bypass system
- NBN connection (if applicable)
- Energy rating assessment fee
- Siteworks and footings allowance
- 3 month maintenance period & 25 year structural guarantee



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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.