

# House & Land Package



Felixstow Alfresco  
25.36 squares

Lot 201 Merlot Road,  
Angle Vale 'Miravale'

House and Land from only

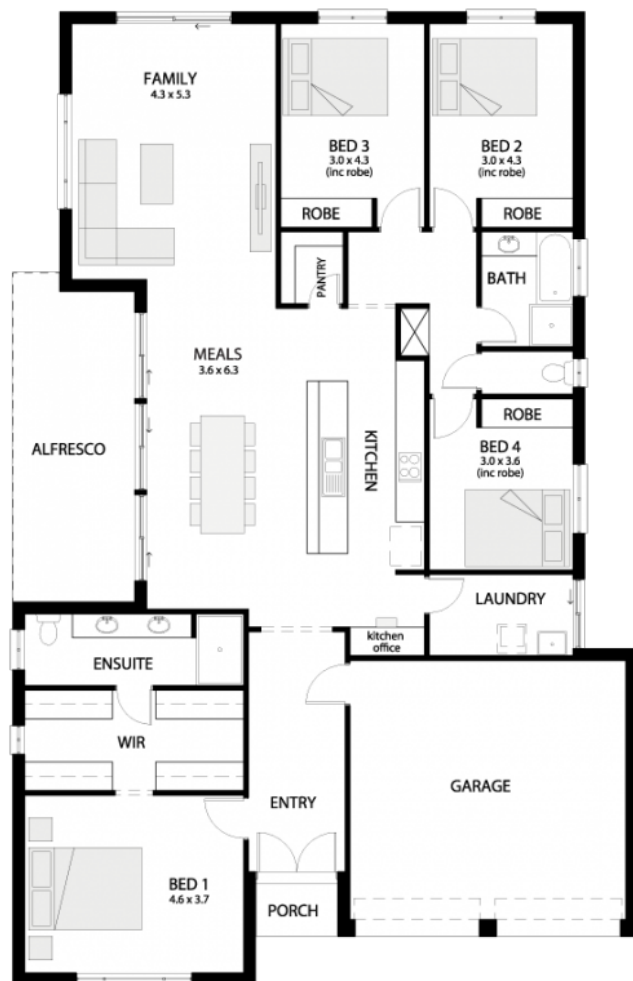
**\$453,104\***

## Specifications

Total: 235.64 sqm  
Land Size: 446.00 sqm

You get all this & more...

- \$10,000 Discount\*
- FREE Colorbond roof
- Front facade package included worth 2.5K
- Car accommodation double garage
- Ceiling, external and internal wall insulation
- Flooring allowance
- 2.7m High ceilings
- Drive way paving included
- Walk in robe and en-suite to Master Bed
- Ducted Reverse cycle air conditioner
- N.B.N. connection
- 6 Star energy rating assessment
- Soil removal
- Site works & footings allowance above standard
- Rainwater bypass & stormwater 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.