



## Yorke

Suitable for 10m frontage

House and Land Package from

**\$494,685\***



3 bedrooms



Double garage



2 bathrooms



Appliances



Sitting area

### Inclusions:

- Double garage
- Concrete to garage
- Panel lift door to garage
- Elevation as pictured
- 25 degree roof pitch
- Insulation to external walls and ceiling
- Overhead cupboards to ceiling in kitchen
- Ducted retractable rangehood
- Dishwasher provision
- Stainless steel appliances
- 1200mm high tiling (ensuite and bath)
- Pivot shower cubicle doors
- Multi-directional shower heads
- Smoke detectors
- Earth leakage safety switch
- Siteworks and footings allowance
- Plus much more...

## Hickinbotham

For more information please call:

St Clair Sales Office

Geoff Greenow 0411 616 016

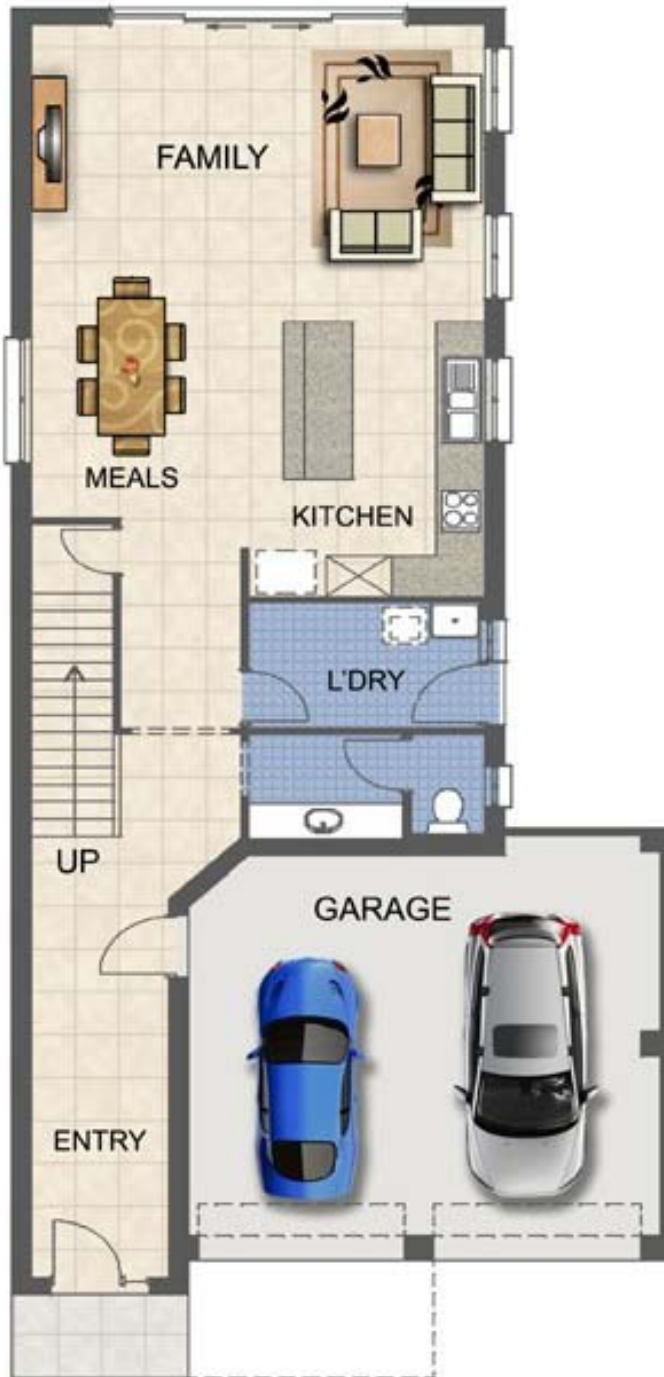
Hickinbotham Homes

John Swan 0407 180 553

John Booth 0428 844 247

# STCLAIR

Width	8m
Depth	19.74m
Total living	229.11m <sup>2</sup>



Price does not include paving, landscaping, retaining walls (if required) or fencing. Final price may vary depending on selections, engineering, council requirements & adjustments to allowances. Final plans may require modifications to meet orientation and development guidelines. All sales, plans and contracts are subject to final council approval and approval of the developer according to design guidelines and set back requirements. Please enquire with Hickinbotham Homes for their full terms and conditions.

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Joint Venture between  
 AVJennings Developments  
 and Macquarie Real Estate  
 Equity Fund No. 7



**AVJennings**  
 DEVELOPMENTS

This Builders Template has been prepared by AVJennings Real Estate (RLA 124472) as agent for the vendor. All illustrations and plans are for guidance only. Intending purchasers should make their own enquiries in relation to the development.