



**Lot 72 Bradshaw Street  
WHYALLA**

The perfect investment!  
A full turnkey, fixed price package  
that gives you the peace of mind that  
everything will be done for you.

**Inclusions**

- Floor coverings throughout
- Window furnishings to bedrooms and living areas
- Ducted reverse cycle air-conditioning
- Upgraded appliances
- Security doors
- Boundary fencing to three sides and return gate
- Concrete driveway and perimeter path
- Front and rear landscaping
- Rainwater tank
- Clothesline
- Letter box

**JohnMartin**  
REAL ESTATE SA



**TREVOR MARTIN**  
Sales Consultant MREI

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# FIXED PRICE

## HOUSE & LAND PACKAGE

**HOUSE**

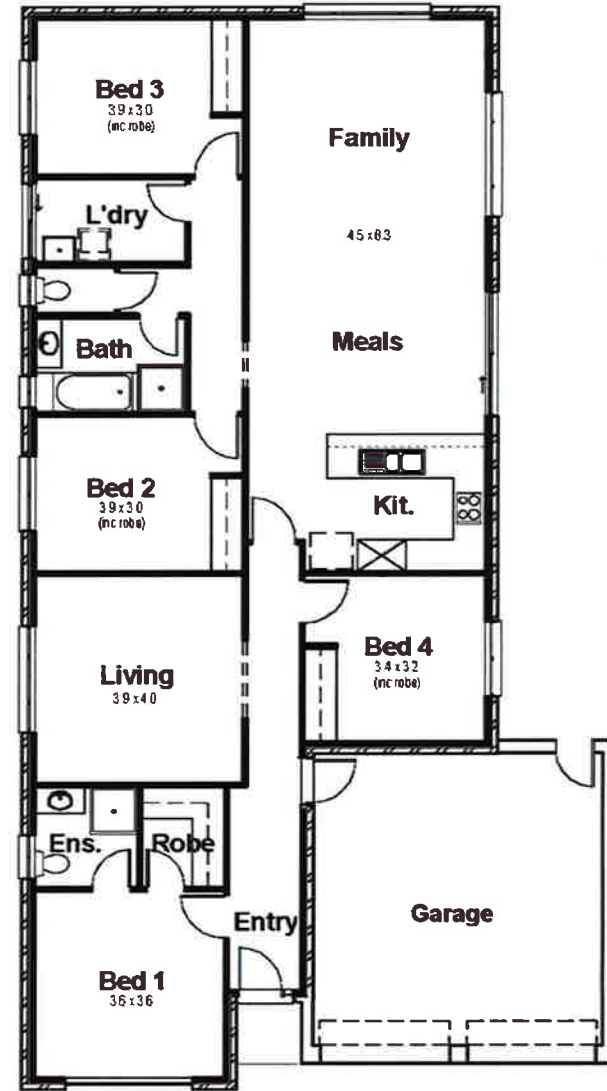
Living: 163.18 m2  
Porch: 1.72 m2  
Carport: 36.98 m2  
Width: 11.50 m  
Depth: 20.93 m  
Total: 201.88 m

**LAND**

Width: 15.00 m  
Depth: 30.00 m  
Total: 450.00 m2

**ONLY**  
**\$375,650**

**BLUE**  
**CHIP**  
PROPERTY  
INVESTMENT



\* Conditions apply. (c) The Hickinbotham Group 2011. Subject to conditions and acceptance by company. Not valid with any other offer. Prices displayed are correct at time of publication, but may be subject to change without notice. Prices may be based on land prices set by third parties, which may vary. All images and elevations are for illustration purposes only. The Hickinbotham Group - Unauthorised use of these plans constitutes a breach of copyright which will make you personally liable for damages. The industry standard is 20% of the contract sum.

**Hickinbotham**  
**Invest**

# INCLUSIONS\*

## Internal

- Ducted Reverse Cycle Air-Conditioning
- Roller block out blinds to bedrooms and living
- Carpet to bedrooms from builder's Bronze range
- Laminate floating floors to main living areas from builder's Bronze range
- Internal 2 coat paint from builder's range.
- Oyster light fittings throughout
- Dead locks and patio bolts
- Security screens to front and sliding doors from builder's Bronze range
- Double powerpoints throughout
- Antenna and TV point to living room
- Telephone point
- Upgraded front door to Madison Range (PMAD104)
- Key lock aluminium windows with fly screens
- Insulation to external walls (R2.5) and ceiling (R5)

## External

- Auto roller door(s) to garage
- Concrete perimeter path and driveway
- Landscaping to front and rear yard including manual irrigation system
- 1.8m high Colorbond boundary fencing to three sides and return gate
- Letterbox from builder's standard range
- 2.1x1.2 fold out clothes line
- 1000L rainwater tanks with by-pass system to WC
- Front and rear garden taps
- Tiles to verandah or porch from builder's standard range
- Quality external bricks from builder's standard range

## Kitchen

- Stainless steel appliances
- Retractable rangehood
- Fan forced under bench oven
- Euro dishwasher
- Flat extended breakfast bar
- Overhead cupboards as per individual floorplan
- Stainless steel 1 3/4 end bowl sink

## Bathroom

- China hand basin from builder's standard range
- Chrome accessories from builder's standard range
- 1200mm tiling from builder's standard range
- Clear laminate shower screens
- Vanity cupboard
- Full length mirror over vanity

## General

- 25 year structural guarantee
- 3 month maintenance period
- Complusary householders insurance
- Service connections to prelaid main sewer, water, power and gas
- Working drawings, soil report, energy rating, wind assessment, bushfire assessment

**PLUS MUCH MORE...**

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\*Conditions apply. Hickinbotham reserves the right to revise the specification & inclusions without notice or obligations. The above list is not exhaustive. The complete list can be obtained from a Hickinbotham Invest representative. Information correct at time of print, June 2011

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**Invest**