



HOUSE & LAND  
from  
**\$750,500\***

**CHARTERHOUSE**  
by Hickinbotham

## HOUSE & LAND PACKAGE

OVERLOOKING A SPECTACULAR RESERVE, THIS EXPERTLY DESIGNED 4-BEDROOM HOME HAS BEEN DESIGNED BY AWARD-WINNING ARCHITECT MAX PRITCHARD. OFFERING ENVIRONMENTAL BENEFITS WITHOUT SACRIFICE, THIS LEADING-EDGE SUSTAINABLE HOME COMBINES WOW-FACTOR WITH INNOVATIVE AND STYLISH DESIGN SOLUTIONS TO SUIT THE ALLOTMENT AND THE SOLAR ORIENTATION, LIKE A CENTRAL COURTYARD THAT FLOODS THE HOME WITH NATURAL LIGHT AND A MAJESTIC MASTER BEDROOM SUITE WITH SPACIOUS WIR AND DOUBLE ENSUITE. THE ENORMOUS VOLUME BUYING POWER OF SA'S LARGEST BUILDER, HICKINBOTHAM, ENSURES AN EXTREMELY COMPETITIVELY PRICED HOME.

### Inclusions

- Eco-friendly building schedule
- Designer elevation to suit floorplan
- 4-bedrooms (main with Ens & WIR) + study
- 2-bathrooms + powder room
- Double garage (fully-lined)
- Panel lift door to garage
- Contemporary open-plan living with large gourmet kitchen
- Western Red Cedar double-glazed windows
- Photovoltaic cell supply and install
- Solar hot water system
- Ceiling fans
- Middle floor insulation allowance
- Fibre optic cabling throughout home
- Ecovision home management system

- High-rated insulation as specified through external walls and ceiling
- Full width mirror to bathroom
- 2700mm ceiling height to ground floor and level 1
- Carpet and tiling allowance
- Overhead cupboards to kitchen
- Walk-in pantry including shelves
- Rainwater tank 2000L
- Termite protection
- Footings allowance
- Plus much more

### Size Specifications

Width 10.00m (incl. garage)  
Depth 19.50m



Visit our Display Home by appointment, at Lot 31 Lochiel Parkway, Lochiel Park

Lot 69 Riverbank Circuit  
Lochiel Park

For further details:  
**Mark Flynn**  
**0402 125 755**

\* Subject to conditions and acceptance by company. Not valid with any other offer. Price may change without notice. © Charterhouse by Hickinbotham - Floorplans and elevations are for illustration purposes only. 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. Pergola to be completed by owner after handover. Energy efficiency subject to AccuRate rating. Date of issue 25 May, 2010.