



HOUSE & LAND

**\$712,950\***

**LOT 11**

Riverside Avenue,  
Allenby Gardens  
'Riverside'

BLOCK SIZE: **275.00m<sup>2</sup>**  
HOUSE SIZE: **288.17m<sup>2</sup>**

THE IVY ALFRESCO



**PACKAGE INCLUSIONS:**

- LUXURY PARKSIDE LIVING AT ALLENBY GARDENS RIVERSIDE ESTATE
- BEAUTIFULLY LANDSCAPED GATED COMMUNITY
- DOUBLE GARAGE INCL. SLAB WITH AUTOMATIC PANEL LIFT DOORS
- UPGRADED FACADE WITH DESIGNER FRONT DOOR INCLUDED IN PRICE
- FIXED PRICE FOOTINGS
- PREMIUM FRONT LANDSCAPING
- ALFRESCO & VERANDAH UNDER MAIN ROOF INCL. SLAB & TILES
- EXPOSED AGGREGATE DRIVEWAY & FRONT PATHS
- PERIMETER PAVING TO SIDES AND REAR
- UPGRADED COLORBOND ROOFING
- 2700MM HIGH CEILINGS THROUGHOUT
- GOLD RANGE INSULATION TO CEILINGS & EXTERNAL WALLS THROUGHOUT
- OVERHEAD CUPBOARDS, FLAT BREAKFAST BAR, MICROWAVE PROVISION & MORE
- SHELVING TO STORE & PANTRY
- 1000LT RAINWATER TANK & PUMP INSTALLED
- ROOF & SURFACE STORMWATER DISPOSAL
- DUCTED & ZONED REVERSE CYCLE AIRCONDITIONING (HEATING & COOLING)
- LAUNDRY COMPLETED WITH BENCHTOPS & OVERHEAD CUPBOARDS
- 25 YEAR STRUCTURAL WARRANTY
- UPGRADED TERMITE BARRIER TREATMENT WITH 50 YEAR GUARANTEE



**RIVERSIDE**  
ALLENBY GARDENS

**The Ivy Alfresco**  
4 2 2.5 2

SUITS 10M WIDE BLOCK

Living	259.52m <sup>2</sup>	Width	9m
Porch	31.4m <sup>2</sup>	Depth	20.00m (incl. porch)
Garage	38.00m <sup>2</sup>	House size	288.17m <sup>2</sup>
Alfresco	35.67m <sup>2</sup>		

SUITS ELEVATIONS - THE CROWLEN, THE CLASTON

Ph 1300 554 504 | [riversidesa.com.au](http://riversidesa.com.au)



\*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. 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.