

# Hickinbotham



blue chip  
investment  
opportunity



## *Lot 3 Ray Beckwith Boulevard, Nuriootpa (Barossa Estate)*

Surrounded by new housing, close to schools, shops and in the heart of SA's premier wine region, this is your opportunity to own one of SA's best display homes only 60 minutes from Adelaide.

Price: \$444,950  
Lease: 1 year plus 4 x 1 year options  
Rental: 7% of purchase price (\$31,147 per annum based on \$444,950)  
Furniture: Furniture included

Set and forget: Hickinbotham is responsible for garden maintenance, gas, electricity and water usage as well as all maintenance during the lease (refer to lease for details)

Located in the stunning new Barossa Estate, this striking home features 270 square metres of living space plus 4 bedrooms, a spacious formal lounge, dining room, huge master bedroom suite and an enormous casual living area including a large central kitchen, openplan family room, meals area and separate rumpus room. The enormous casual living area is designed to flow out on to the outdoor patio via large glass sliding doors making indoor/outdoor entertaining as enjoyable as possible.

*Don't delay - this opportunity won't last!*

# Rochester 29.10 squares



An executive residence featuring innovative design and a perfect blend of timeless character and modern living



## Size Specifications

<b>Living</b>	227.06m <sup>2</sup>
<b>Verandah</b>	7.86m <sup>2</sup>
<b>Carport</b>	36.00m <sup>2</sup>
<b>Total</b>	270.92m <sup>2</sup> / 29.10 sqs
<b>Width</b>	16.56m (incl. double carport)
<b>Depth</b>	20.77m

Note: there may be slight differences between the floorplan shown above and the actual home

**Hickinbotham**