

SA's Best Display Homes



Hickinbotham

7%
**Rental
Return***

Lot 32 Esperance Blvd, Seaford Rise (Coast)

Coast at Seaford Rise combines an idyllic seaside lifestyle without the dream price tag! With relaxed living in a high-quality master planned estate, and transport and shopping centres only minutes away, be sure not to miss this great opportunity to own one of SA's Best Display Homes.

Design: V18
Price: \$399,950*
Lease: 1 year plus 2 x 1 year options*
Rental: 7% of purchase price (\$27,997 per annum based on \$399,950)
Furniture: Furniture included at no charge (approx. value \$6,926*)
Land size: 540 sqm

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)

The V18 is from Hickinbotham's Affordable Architect Series and has been architecturally designed around a focal courtyard, by award-winning architect Max Pritchard. Featuring 3 bedrooms and a host of energy efficient products, the home has a northern orientation to assist in creating an environmentally sustainable dwelling. Luxury features such as raked ceilings and double sliding doors to the open plan kitchen and meals area provide a spacious feeling as well as encouraging the possibility of outdoor entertaining. The placement of the rumpus and additional bedrooms to the rear allows for possible extensions to the home, should this be required.

* Conditions apply. Date of issue 16.11.11

Blue chip investment opportunity

V18 23.78 SQUARES



Size Specifications

Living Area: 139.33 sqm
Verandah: 8.75 sqm
Carport: 41.29 sqm
Pergola: 32.04
Total: 221.41sqm (23.78 squares)
Width: 11.8m (inc. carport)
Depth: 22.20m

DESIGNED BY
AWARD-WINNING
ARCHITECT MAX
PRITCHARD, THIS
HOME HAS A
SUSTAINABLE
FOCUS WITH
FABULOUS LIVING
AREAS DESIGNED
TO MAKE THE MOST
OF THE NORTHERN
ORIENTATION



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

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