

From \$1,135,453*

 4
 2.5
 2

Land Area: 931.2 m²

Inclusions:

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- This floor plan illustrates a 4-bedroom residence with a double garage. The layout includes a large family room with a fireplace and access to an alfresco area and patio. The kitchen is equipped with a rangehood, oven, and refrigerator, and opens into a dining area. The living areas include a lounge, foyer, and a double garage. The sleeping quarters consist of four bedrooms, each with a wardrobe, and a linen closet. The bathroom and laundry are also shown. The overall dimensions are 13,700 units wide by 22,920 units deep.
- Room Details:**
- ALFRESCO:** 7.47m x 3.4m
 - PATIO:** 2.5m x 3.9m
 - FAMILY:** (8.4m x 5.2m)
 - KITCHEN:** Includes rangehood, oven, and refrigerator.
 - DINING:** 3.0m x 3.4m
 - LOUNGE:** 3.0m x 4.2m
 - FOYER**
 - PORCH**
 - DOUBLE GARAGE:** 5.7m x 6.0m
 - BED 1:** 3.8m x 4.2m
 - BED 2:** 3.1m x 3.2m
 - BED 3:** 3.4m x 3.2m
 - BED 4:** 2.8m x 3.0m
 - BATH**
 - WC**
 - LAUNDRY**
 - WIR (Wardrobe):** Multiple locations throughout the plan.
 - ENS (Ensuite):** Attached to Bed 2.
 - LINEN**
- Overall Dimensions:** 13 700 (width) x 22 920 (depth).

* Price listed is indicative only and does not include stamp duty, legal fees or conveyancing costs. Images may depict optional upgrades including fixtures, fencing, landscaping, features, facades, finishes and/or other items which are not included in the stated price. Further information overleaf. For further information, please talk to a New Homes Consultant or visit our website at <https://www.gigardner.com.au/house-and-land-pricing>.



* Package price is based on Allora 254 Display standard floor plan and standard façade (may be smaller than façade shown). Package may be subject to developer's design review panel, council final approval and G.J. Gardner Homes procedure of purchase. Package price excludes stamp duty on land, legal fees and conveyancing costs (including 6 Legal/74189757_2 transfer of title and searches). Prices are current as of May 15, 2024 and are inclusive of GST. Prices may change without notice. Packages are subject to availability. Package subject to two separate contracts relating to the building and the land respectively. Photographs may depict fixtures, finishes and features not supplied by G.J. Gardner Homes. Excluded items may include but are not limited to landscaping items such as planter boxes, retaining walls, water features, pergolas, screens, driveways and decorative items such as fencing and outdoor kitchens or barbeques. Photographs may also depict inclusions not forming part of the standard design and which may be subject to additional costs. This design and illustration remains the property of G.J. Gardner Homes and may not be reproduced in whole or in part without written consent. For detailed home pricing, please talk to a New Homes Consultant or visit our website at <https://www.gjgardner.com.au/house-and-land-pricing>. Mark Eddy Building Pty Ltd trading as G.J. Gardner Homes - Newcastle. Builders License 106600C.