



## House & Land Package

From **\$931,731\***

### Allora 260

4 | 2.5 | 2

#### 12 Katarah St, Gobbagombalin

Land Area: 720 m<sup>2</sup>

Contact **Gemma Webster** on **0438515163**

#### Inclusions:

- + Master suite at the back of the home with large walk-in robe and ensuite with double vanity
- + Open-plan Kitchen with 90cm Smeg appliances and Butlers pantry with convenient access from garage
- + Reverse cycle ducted heating and cooling and LED downlights throughout
- + Extensive range of flooring from Beaumont Tiles and Payne's Carpet Court to choose from
- + Double glazed sliding doors and awning windows. Blonde Oak front door

\* 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.gjgardner.com.au/house-and-land-pricing>.

+ Personalised colour selection appointment and fixed price  
Building Contract



\* Package price is based on Allora 260 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 March 22, 2025 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>. Moshude Pty Ltd trading as G.J. Gardner Homes - Wagga Wagga. Builders License 207647C.



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