



**House & Land Package**

From **\$1,747,405\***

**Balmain 270 (NSW Only)**

4 Beds • 2.5 Baths • 2 Car Spaces

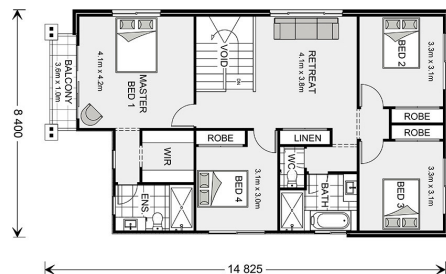
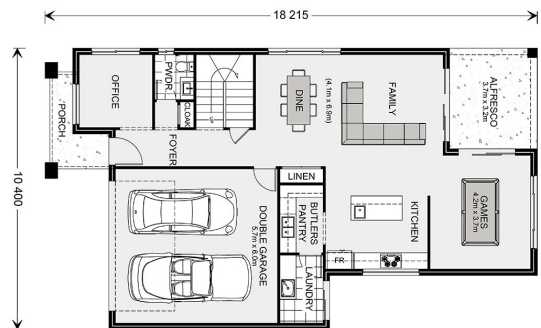
**28 Flying Fox Circuit, Oakville NSW 2765**

Land Area: 584.3 m<sup>2</sup>

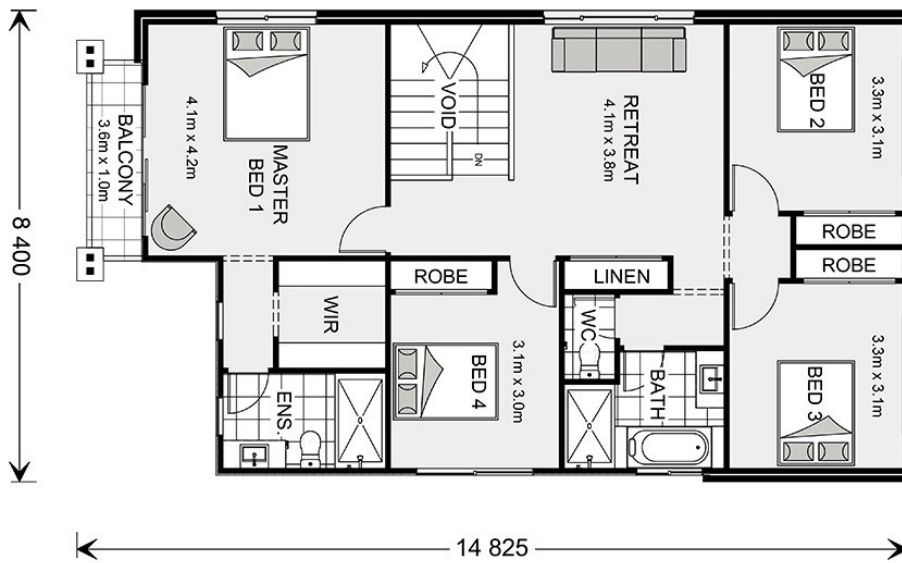
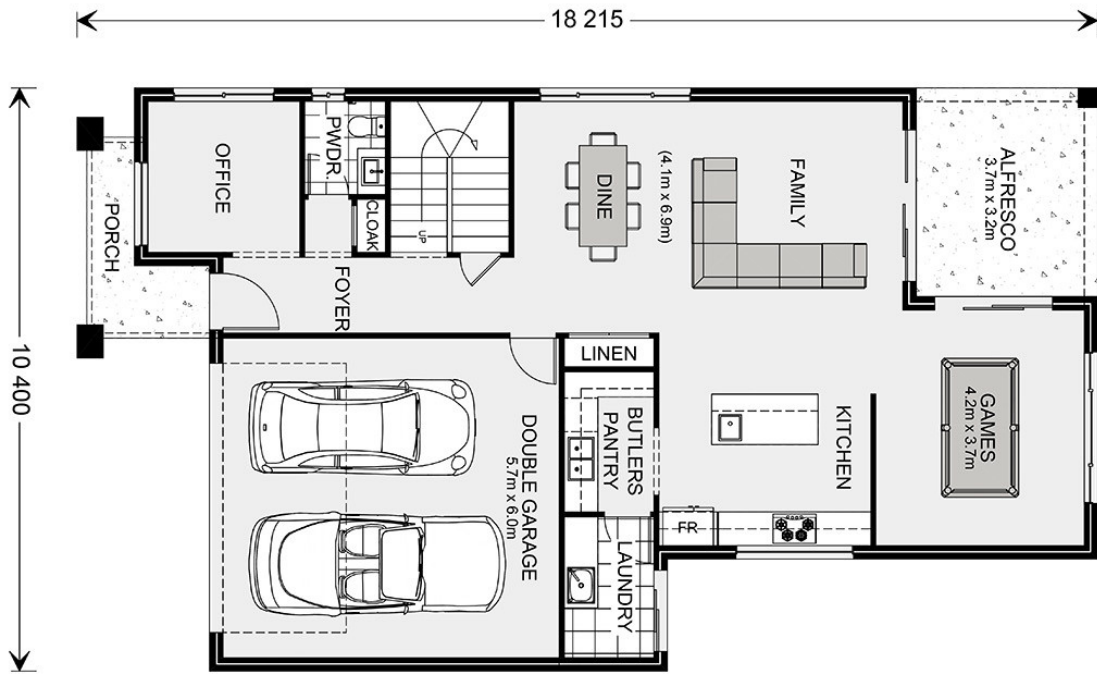
Contact **Jeannie Melinz** on **0448 057 035**

**Inclusions:**

- + Standard site costs and Basix allowance
- + Fully ducted reverse-cycle air conditioning
- + Tiles to common areas, carpets to first floor
- + Stainless steel oven, cooktop, rangehood and dishwasher
- + Caesarstone benchtops
- + Driveway, letterbox and soft landscaping package



\* 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>.



\* Package price is based on Balmain 270 (NSW Only) 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 August 14, 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>. A Team Building Group Pty Ltd trading as G.J. Gardner Homes Sydney - North West. Builders License 274553C.