



House & Land Package

From **\$835,000***

Parkview 286

4 2 2

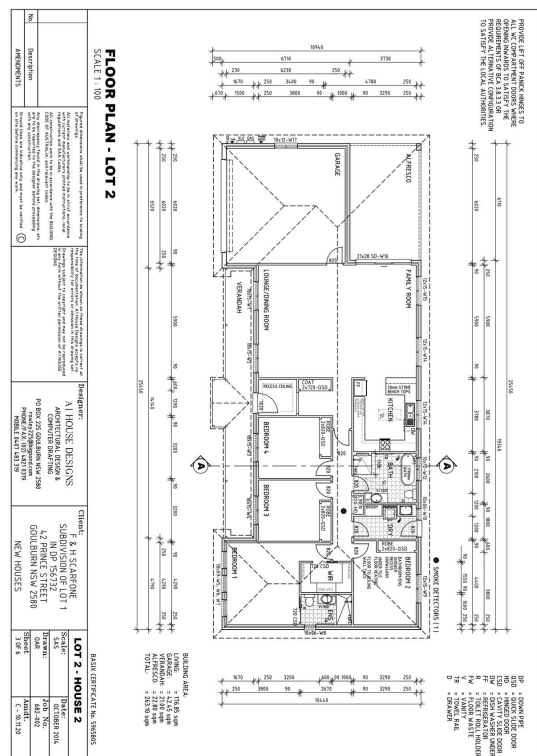
42 Prince Street, Goulburn

Floor Area: 286 m² Land Area: 702 m²

Contact **0490 523 650**

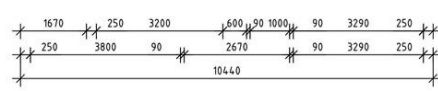
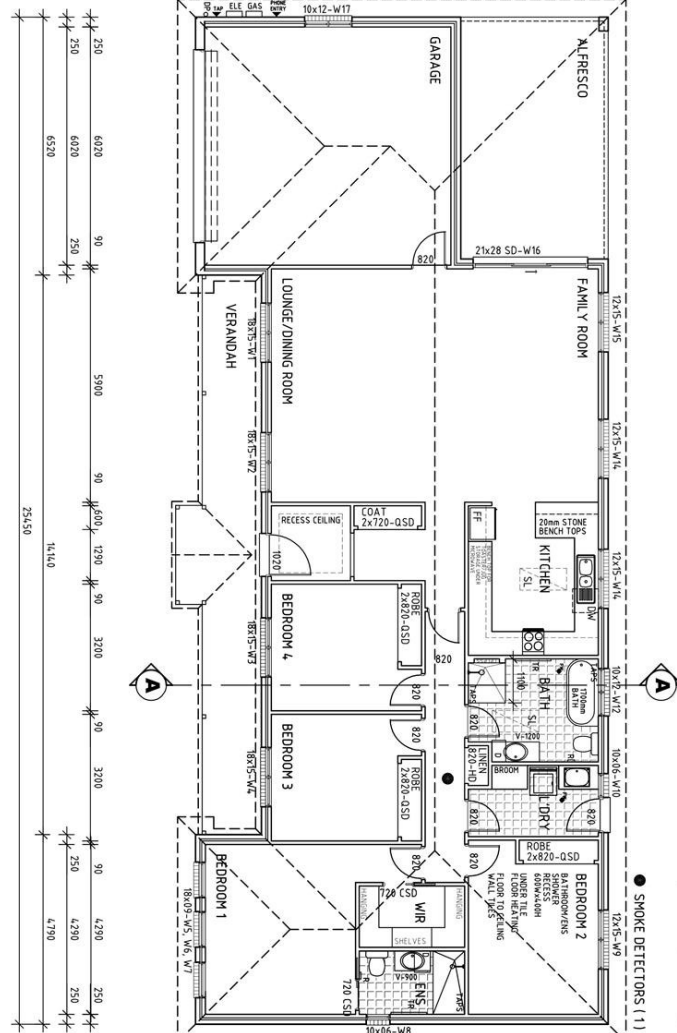
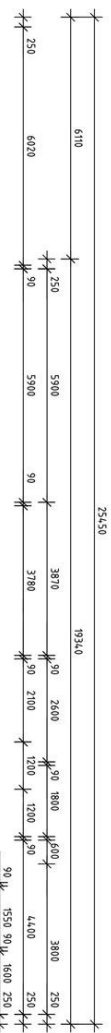
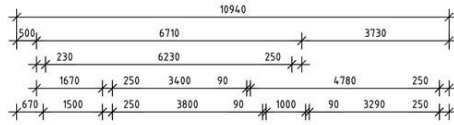
Inclusions:

- + 20mm Caesarstone Kitchen Benchtops
- + 10 LED Downlights
- + Carpet and Tiles Throughout
- + Ducted Air Conditioning
- + 10,000L Colorbond Water Tank
- + 1200mm 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 <http://www.gjgardner.com.au/house-and-land-pricing>.

PROVIDE LIFT OFF PANICK HINGES TO ALL WC COMPARTMENT DOORS WHERE OPENING INWARDS TO SATISFY THE REQUIREMENTS OF BCA 3.8.3.3 OR PROVIDE ALTERNATIVE CONFIGURATION TO SATISFY THE LOCAL AUTHORITIES.



- DP = DOWN PIPE
- QSD = QUICK SLIDE DOOR
- HD = HINGED DOOR
- CSD = CROWN SLIDE DOOR
- DW = DOWN WALL MOUNTED DOOR
- FF = REFRIGERATOR
- R = TOILET ROLL HOLDER
- FW = FLOOR WASTE
- V = VANITY
- TR = TOWEL RAIL
- D = DRAWER

BUILDING AREA:
 LIVING = 176.85 sqm
 GARAGE = 42.45 sqm
 VERANDAH = 21.00 sqm
 ALFRESCO = 22.90 sqm
 TOTAL = 263.20 sqm

FLOOR PLAN - LOT 2

SCALE 1 : 100

No.	Description	AMENDMENTS
	Figured dimensions shall be used in preference to scaling of drawings. All materials and workmanship to be in strict accordance with the specifications, standards, codes of practice, local regulations and SAA Codes, printing instructions, local codes of Australia and relevant codes. Any discrepancy found in the drawing set, dimensions, etc. shall be subject to design decisions, providing ground lines are indicated only and must be verified on site before commencing any work.	(C)
<p>The information as shown on these drawings is correct at the time of document issue. All House Designs accepts no responsibility for errors or omissions in any form without the written permission of AI HOUSE DESIGNS.</p> <p>Designer: AI HOUSE DESIGNS ARCHITECTURAL DESIGN & COMPUTER DRAFTING PO BOX 225 GOULBURN NSW 2580 PHONE/FAX: (02) 4821 0319 MOBILE 0407 483 319</p> <p>Client: F & H SCARFONE SUBDIVISION OF LOT 1 IN DP 156732 4/2 PRINCE STREET GOULBURN NSW 2580 NEW HOUSES</p>		
<p>LOT 2 - HOUSE 2 Scale: SAS Date: OCTOBER 2014 Drawn: JOB No. 682-002 Sheet 3 OF 6 Archt. C - 10.11.20</p>		

* Package price is based on Parkview 286 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 the date of printing 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 <http://www.gjgardner.com.au/house-and-land-pricing>. Goulburn trading as G.J. Gardner Homes 400-402 Auburn St, Goulburn, New South Wales, 2580, Australia.