



House & Land Package

From **\$603,471***

Rothbury 208

4 Beds | 2 Baths | 2 Car

Lot 348 OSCADIA WAY, EDENBROOK ESTATE, PARKHURST

Floor Area: 208 m² Land Area: 868 m²

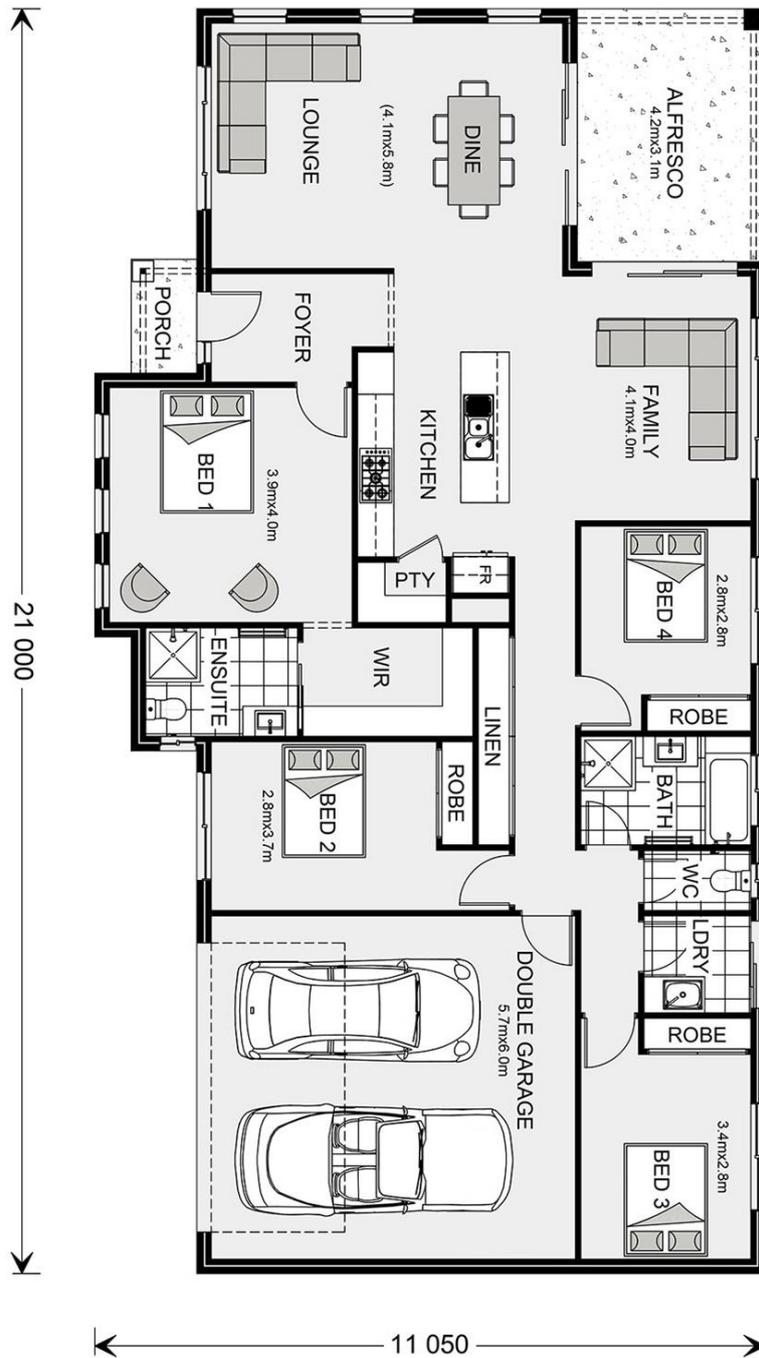
Contact **0419 573 216**

Inclusions:

- + PS Allowance \$10,000 Fencing and Turf
- + Wifi Ring Spot Security Camera supplied to Front Facade
- + PS ALLOWANCE: \$12,000 Cabinetry to Kitchen/Laundry + Westinghouse Stainless Dishwasher
- + Mitsubishi Reverse Cycle Air Conditioning: 7kW to Main Living Area, 3.5kW to Master, 1 x 2.5kW to Bedroom 2
- + Wifi Bluetooth Speaker System, 1 Speaker to Living Area and 1 Speaker to Alfresco



* 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>.



* Package price is based on Rothbury 208 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>. Yeppoon trading as G.J. Gardner Homes 1 / 12 Fairfax Ct, Hidden Valley, Queensland, 4703, Australia. Builders License 1287562.