



House & Land Package

From **\$767,227***

Sunbury 275

4 Beds | 2.5 Baths | 2 Cars

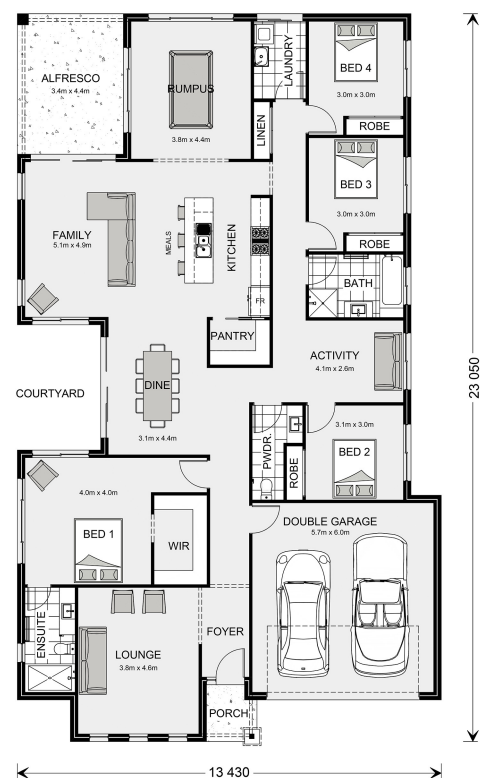
116 Dyson Drive, Lucas

Land Area: 512 m²

Contact **David Hocking** on **0413568625**

Inclusions:

- + 2.55m Ceilings
- + Gas Heating and Evaporative Cooling
- + 900mm Appliances and Dishwasher
- + 20mm Stone Benctops
- + LED Downlights Throughout
- + Carpet and Vinyl Planks Throughout





* Package price is based on Sunbury 275 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 11, 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>. Ballarat Regional Developments Pty Ltd trading as G.J. Gardner Homes - Ballarat. Builders License CDB-U50435.