



House & Land Package

From **\$2,175,000***

Coogee 430

5 Beds • 4.5 Baths • 2 Cars

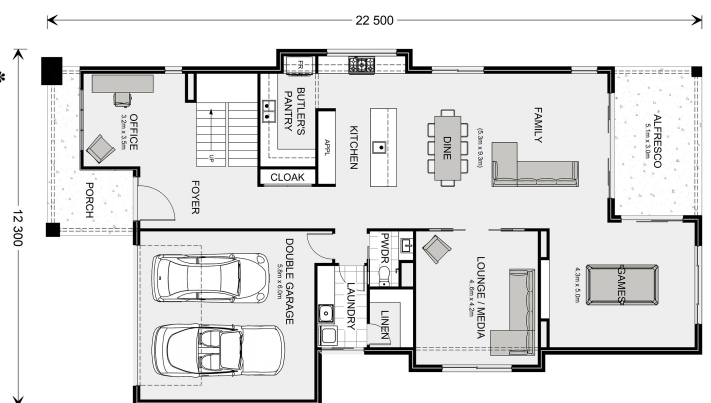
63 House & Land Package, Niddrie

Land Area: 697 m²

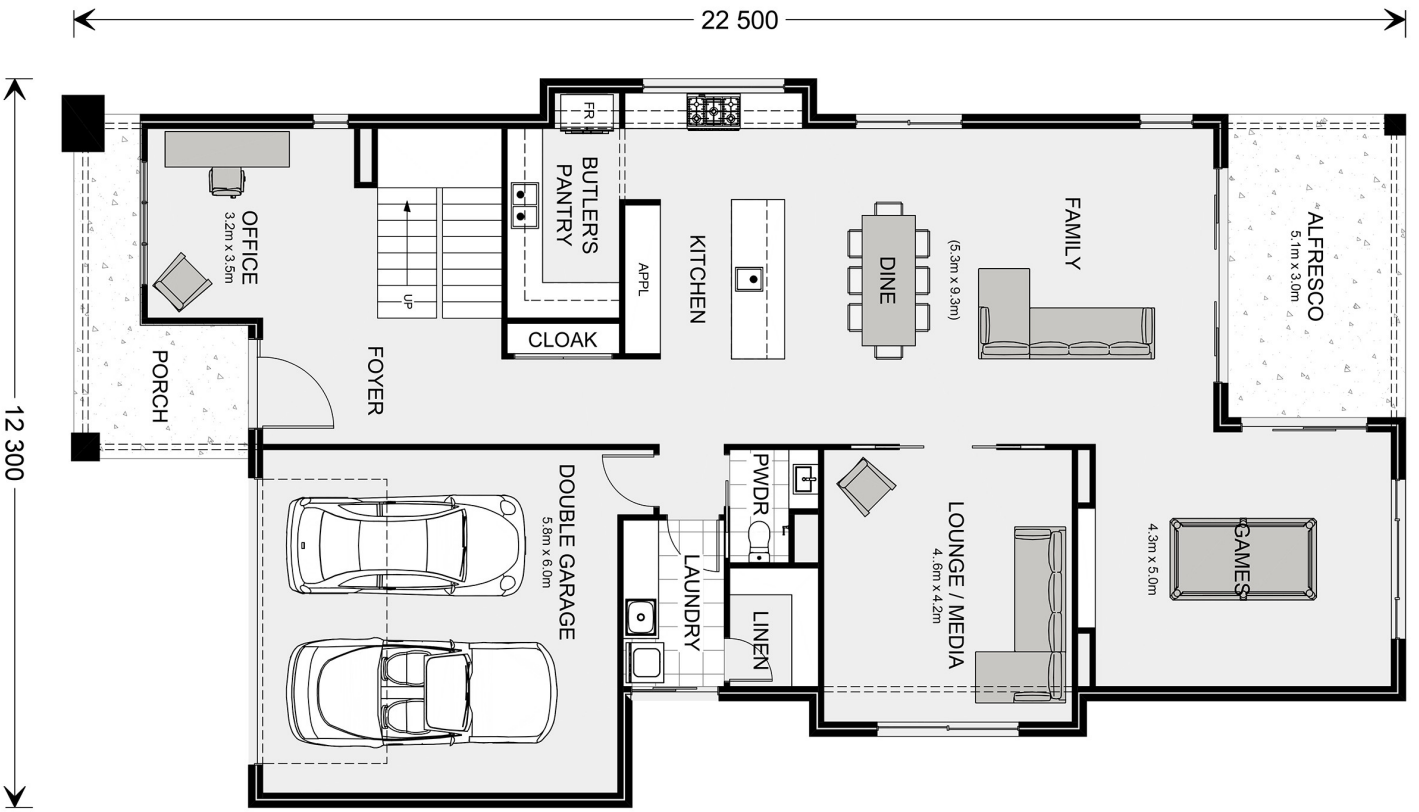
Contact **Karl Nechwatal** on **0401 120 996**

Inclusions:

- + Includes House, Land & Demolition Allowance
- + Base plan to suit the block, Customizable upon request
- + Heating & Cooling, 900mm Appliances & Dishwasher
- + Allowance for Site Works & 7 Star Energy Rating, featuring Thermally Broken Double Glazed Windows
- + Design Features - 5 Bedrooms, Minor Ensuites, Butlers, Study and Games room leading onto Alfresco
- + House design subject to council approval



* 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 Coogee 430 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 April 20, 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>. Mission Equity Properties Pty LTD trading as G.J Gardner Homes Melbourne Inner North West. Builders License CBD-U 53681.