## House & Land Package

# From $1,234,253*

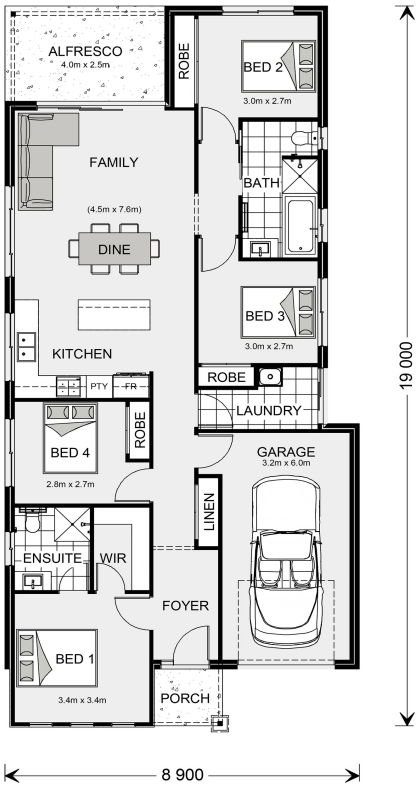
## Calderwood 155

4 | 2 | 1

### 13 Illyria Street, Rosemeadow

**Land Area:** 555 m²

Contact **Evelyn Brais** on **02 4666 3426**

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**Inclusions:**

+ Includes 2 bedroom detached Granny Flat Seaforth 60
+ Ducted Reverse Cycle Air Conditioning System with Dual Zoning to Main Home & Split Unit to Granny Flat
+ Steel Frame and Truss Including 50 Year Structural Guarantee
+ BASIX 7 Star Allowance
+ Coloured Concrete Driveway Allowance 27 sqm
+ Completely customisable design, with downlights and powerpoints included to the entire home to suit layout

* 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 Calderwood 155 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 July 27, 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. Brais Built Pty Ltd trading as G.J. Gardner Homes - Campbelltown. Builders License 355812C.