



House & Land Package

From **\$1,099,000***

Burkdale 246 (Pre NCC22)

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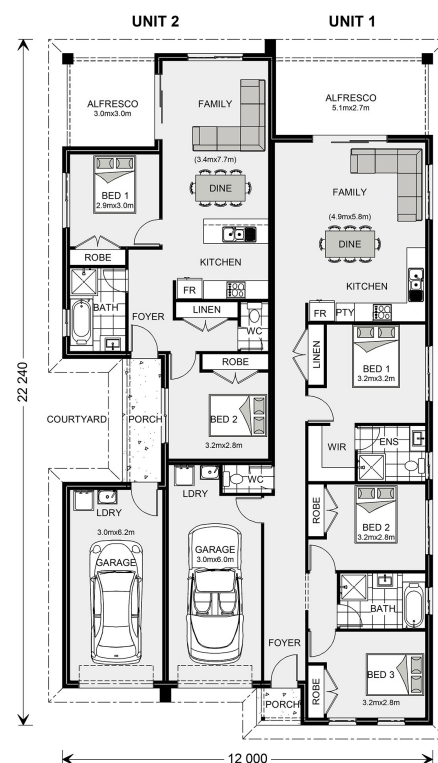
32 Patrina Circuit, St Georges Basin

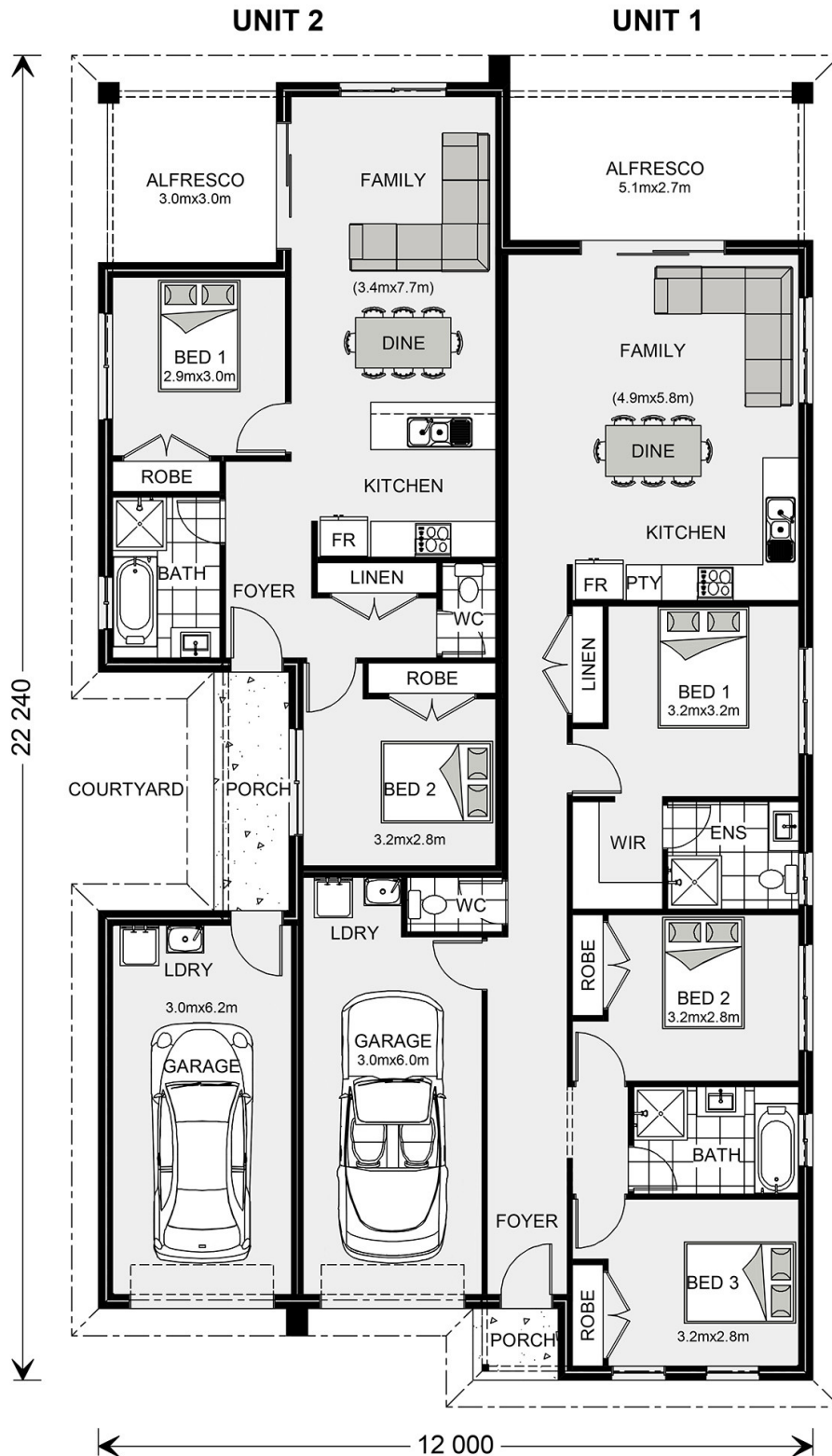
Land Area: 500 m²

Contact **Skye Nelson** on 0400 890 698

Inclusions:

- + Carpet & Vinyl Internal with Tiles External
- + Split System A/C & 6.5kW solar to each unit
- + 7 Star BASIX - Double glazed windows & increased insulation
- + Dual living close to shops & boat ramp
- + Separate North Facing rear yard for each unit
- + Separate lock up garage to each unit





* Package price is based on Burkdale 246 (Pre NCC22) 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>. White Sands Pty Ltd trading as G.J. Gardner Homes - Shoalhaven. Builders License 226776C.