

**From \$1,178,685\***

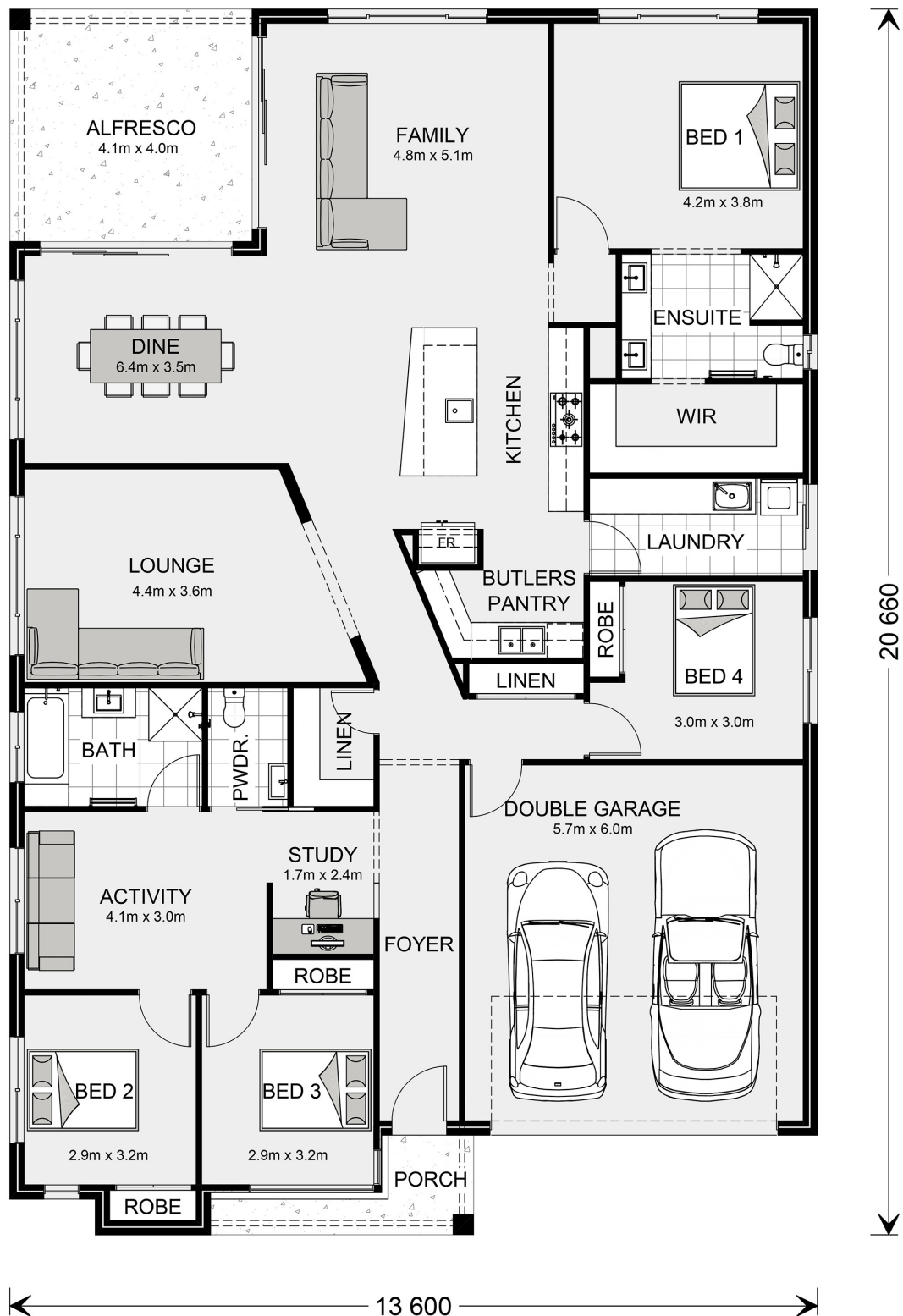
 4   
  2.5   
  2

**Land Area:**  $512 \text{ m}^2$

**Inclusions:**

- 
- This floor plan illustrates a spacious 2060 sqm residence. The layout includes a large alfresco area (4.1m x 4.0m) and a family room (4.8m x 5.1m) with a fireplace. The dining area (6.4m x 3.6m) is adjacent to the kitchen, which features a butler's pantry and a linen closet. The lounge (4.4m x 3.6m) is connected to a bathroom and a powder room. The activity room (4.1m x 3.0m) is located near the entrance, which includes a foyer and a study (1.7m x 2.4m). The house has four bedrooms: Bed 1 (4.2m x 3.8m), Bed 2 (2.9m x 3.2m), Bed 3 (2.9m x 3.2m), and Bed 4 (3.0m x 3.0m). It also features an ensuite, a walk-in wardrobe (WIR), and a laundry. A double garage (5.7m x 6.0m) is attached to the side, and a porch leads to the alfresco area. The overall dimensions are 20.660m by 13.600m.
- Room Details:**
- ALFRESCO: 4.1m x 4.0m
  - FAMILY: 4.8m x 5.1m
  - BED 1: 4.2m x 3.8m
  - ENSUITE
  - WIR
  - KITCHEN
  - DINE: 6.4m x 3.6m
  - LAUNDRY
  - LOUNGE: 4.4m x 3.6m
  - BUTLERS PANTRY
  - ROBE
  - LAUNDRY
  - BED 4: 3.0m x 3.0m
  - LINEN
  - BATH
  - PWDR
  - ACTIVITY: 4.1m x 3.0m
  - STUDY: 1.7m x 2.4m
  - FOYER
  - ROBE
  - BED 2: 2.9m x 3.2m
  - BED 3: 2.9m x 3.2m
  - DOUBLE GARAGE: 5.7m x 6.0m
  - PORCH
  - ROBE
- Overall Dimensions:** 20.660m x 13.600m

\* 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.gigardner.com.au/house-and-land-pricing>.



\* Package price is based on Beachlands 270 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.