



House & Land Package

From **\$1,282,529***

Alpine Vista 295

4 Beds 3.5 Baths 2 Car Spaces

Lot 205 Orangebark Loop, Lake Albert

Land Area: 1500 m²

Contact **Kelly Harris** on 0409233482

Inclusions:

- + Stone to kitchen & butlers with undermount sink
- + 60m 2 driveway plus 1m wide footpaths
- + 2.7m ceilings throughout with 3.3m to lounge and main living, cathedral ceiling to main living
- + North facing backyard with an abundance of windows to let the light in
- + 10,000L rainwater tank
- + 900mm SMEG appliances, pull out twin bin, pot drawers, semi integrated dishwasher



* 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 Alpine Vista 295 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 December 26, 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>. Moshude Pty Ltd trading as G.J. Gardner Homes - Wagga Wagga. Builders License 207647C.