



## House & Land Package

From **\$2,336,689\***

## Pomona 340

4 | 2.5 | 2

### TBA Serpells, Templestowe

Land Area: 698 m<sup>2</sup>

Contact **Gilda Sun** on **0480 272 888**

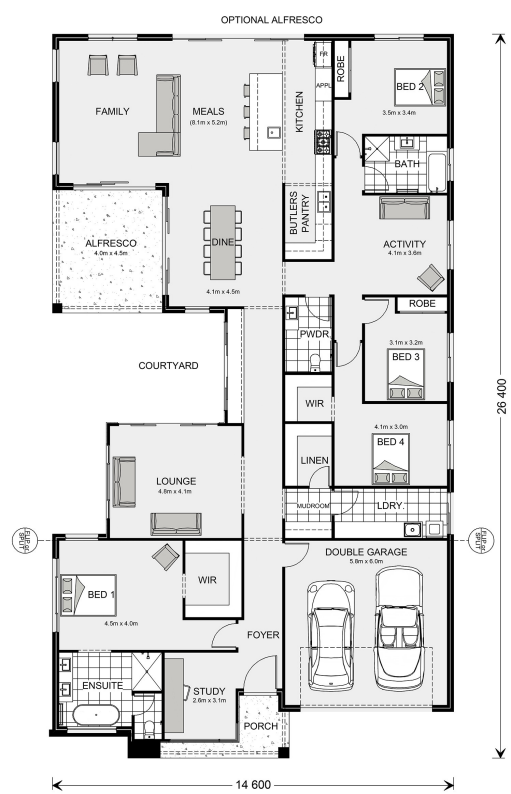
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#### Inclusions:

- + \*\*\* Please contact Jack Zhang from VIC PROP estate agent on - 0433 448 554 for land inquiry \*\*\*
  - + High Ceiling & Heating/Cooling
  - + LED Downlights & Flooring to house
  - + Cater for sloping block; Allowance for Site Work & Energy Rating
  - + Adjustable to suit the block; Approval is subject to final plans being submitted
  - + Disclaimer: House design subjects to changes to comply with engineer requirements, building regulations and Council's approval.
- Facade Image is for illustration purposes only. Please ask your New

\* 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>.

Home Consultant for facade options. Land price to be confirmed at the time of sale. Price excludes Demolition, Paving, Landscaping, Fencing, Window Finishing, Retaining Walls, Town Planning if required. Site Works subject to Soil and Survey Tests. GJ Gardner Homes is not a licensed estate agent and is NOT acting as an estate agent in relation to the sale of land nor as an agent on behalf of the property owner for the sale of the land; The Purchaser will need to separately enter into contract of sale of land with the property owner to acquire the land; and If the Purchaser enters into a contract of sale of land with the property owner, the Purchaser can then enter into a building contract with a Franchisee to construct a home on the land.



\* Package price is based on Pomona 340 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>. Moore Building Concepts P/L trading as G.J. Gardner Homes - Melbourne East. Builders License CDB-U49268.



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