



## House & Land Package

From **\$1,400,628\***

## Balmain 270

4 | 2.5 | 2

### TBA Allora Avenue, Ferntree Gully

Land Area: 520 m<sup>2</sup>

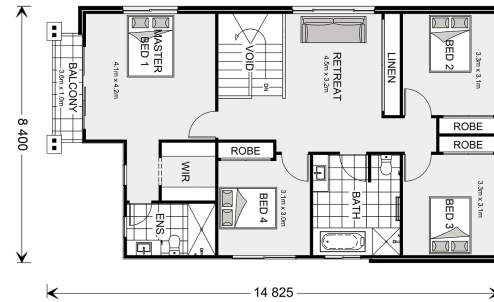
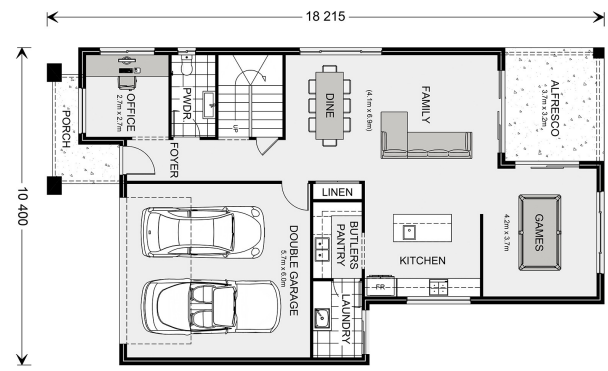
Contact **Rebecca Moore** on **03 9887 4544**

#### Inclusions:

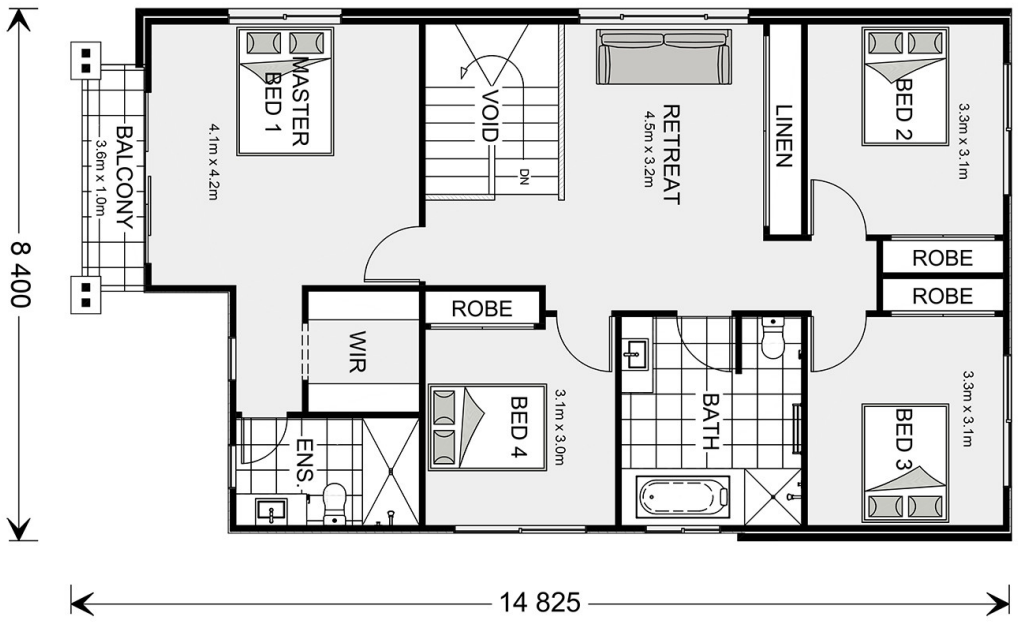
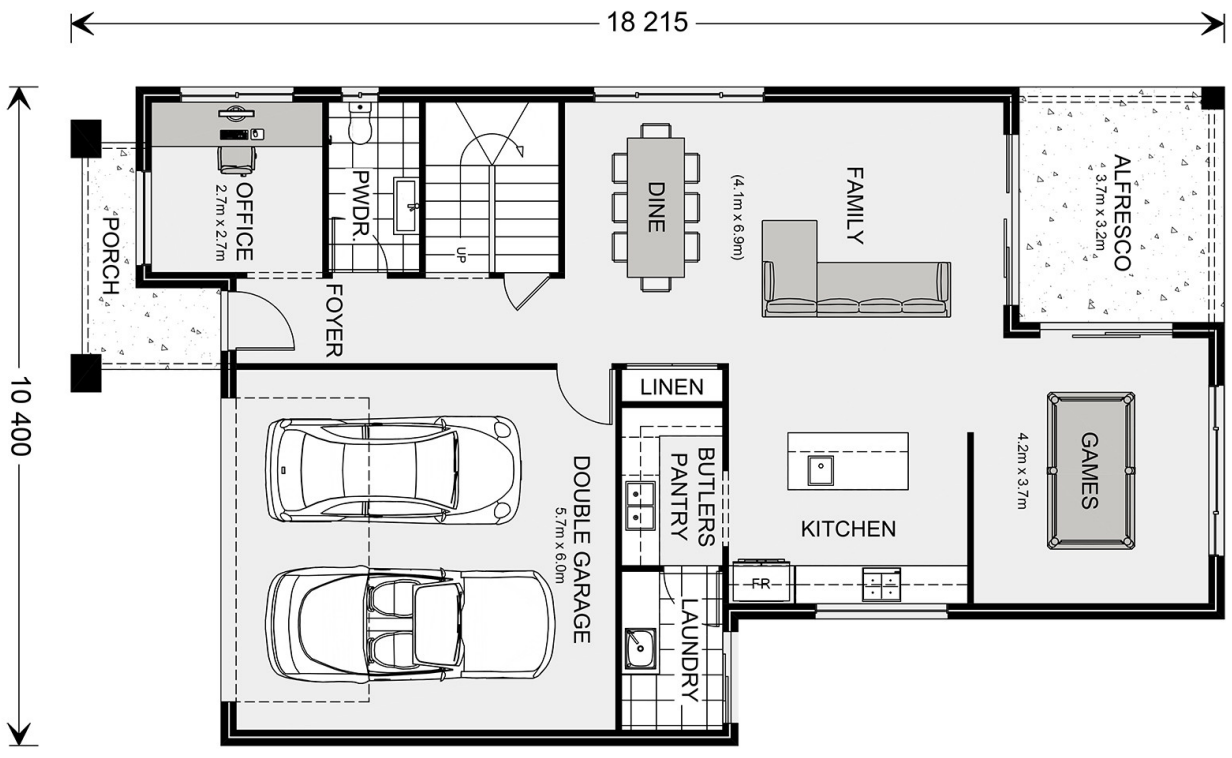
- + Please contact Agent Chelsea Deng from LLC Real Estate in regards to land purchase - 0469 900 094
- + House and Land separate transactions.
- + Adjustable to suit the block; Approval is subject to final plans being submitted
- + Heating/Cooling, LED Downlights & Flooring
- + Allowance for Site Work & 7-Star Energy Rating
- + Disclaimer: House design subject to changes to comply with engineer requirements, building regulations and Developer/Council's approval. Facade Image is for illustration

\* 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>.

purposes only. Please ask your New Home Consultant for facade options. Land price to be confirmed at the time of sale. Price excludes: Demolition, Paving/Driveways, Landscaping, Fencing, Window Finishing, Retaining Walls, Town Planning if required. Site Cost subject to Soil, Survey Tests and final engineering. 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 Balmain 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 September 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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