



House & Land Package

From **\$939,266***

Shoalwater 325

4 | 3.5 | 2

Lot 4 River Road West // Emerald Bank Estate, Kialla

Land Area: 994 m²

Contact **Braiden Clardey** on **0411478228**

Inclusions:

- + Customisable Design
- + Family Run Builders
- + Quality Build Assurance
- + Site Costs Included
- + Heating, Cooling & Flooring Included
- + 10 Year Structural Guarantee





* Package price is based on Shoalwater 325 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 barbecues. 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>. CSH Homes Pty Ltd trading as G.J. Gardner Homes - Shepparton. Builders License CDB-U 64812.