



## House & Land Package

From **\$1,617,841\***

## Longreach 253

4 Beds | 2 Baths | 2 Cars

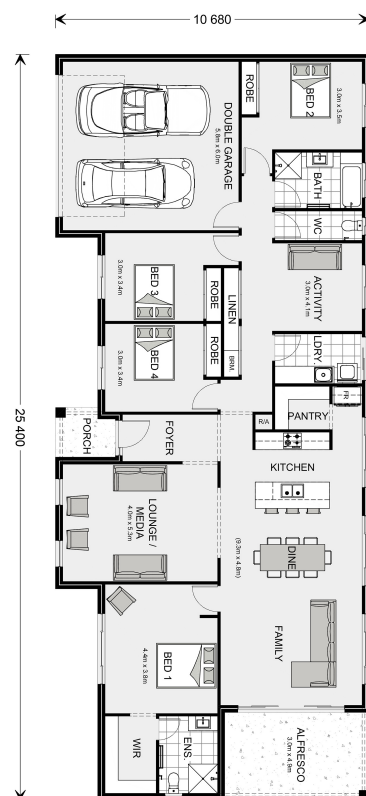
**88 Major Cresnet, Lysterfield**

Land Area: 1000 m<sup>2</sup>

Contact **Sharon Vidot** on **0480 272 881**

### Inclusions:

- + 20mm Caesarstone benches to bathroom, ensuites and kitchen
- + Flooring Included - Laminate to foyer, kitchen, dining & family
- + Carpet to Bedrooms, activity and Lounge
- + Panel lift Garage with remote
- + Site Cost and Energy rating buffers included
- + Price excudes town planning, driveways, fencing, landscaping,





\* Package price is based on Longreach 253 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 3, 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>. Moore Building Concepts P/L trading as G.J. Gardner Homes - Melbourne East. Builders License CDB-U49268.