House & Land Package

From **$741,885***

Claremont 195

4 | 2 | 2

Lot 1405 Shelterbelt Avenue, Melton South

Land Area: 437 m²

Contact **David Buchanan** on **0436 013 223**

Inclusions:

+ Reece Fittings & Fixtures
+ Metal Roof
+ Ducted Heating
+ Site Costs
+ Carpet, Laminate & Tiles throughout the Home
+ Remote Panel Lift Garage Door

* 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 Claremont 195 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. Bacchus Marsh Homes Pty Ltd trading as G.J.Gardner Homes - Bacchus Marsh. Builders License DBM 36928.