

# House & Land Package.



**From \$450,680\*** (incl GST)

Lot 1015 Ibis Street, Lampada Estate, CALALA (700 m<sup>2</sup>)

### Package includes<sup>^</sup>:

- + Engineer designed raft slab & T2 Treated timber frames
- + 60m<sup>2</sup> Plain concrete driveway package with 6m layback
- + Daikin fully ducted reverse cycle air conditioner
- + SMEG Appliance package & 20mm stone benches to the kitchen
- + Separate His & Hers vanity in ensuite
- + All floor coverings and full lighting package

<sup>^</sup>Please see the website for a full list of inclusions.



Terms and conditions \*Package price is based on standard home, 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 transfer of title and searches). Prices are inclusive of GST and may change without notice. Package subject to two separate contracts. G.J. Gardner Homes makes no guarantee the lot number advertised will be available at the time of purchase. Photographs may depict fixtures, finishes and features not supplied by G.J. Gardner Homes. Excluded items 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. 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. Fresh Constructions Pty Ltd T/As G.J. Gardner Homes Tamworth. Builders licence 229565C. Created 15/02/2018.

### Forest Park 228.



| Itemised Floor Area | Area          |
|---------------------|---------------|
| Internal            | 173.10        |
| Garage              | 37.50         |
| Alfresco            | 13.40         |
| Porch               | 4.30          |
| <b>Gross</b>        | <b>228.30</b> |

### Drop in for a chat today.

Shop 13A, Home Space, Cnr The Ringers Road & Greg Norman Drive, Tamworth NSW 2340

### Contact us.

Call GJ Gardner Homes Tamworth on 02 6765 2634, email [tamworth@gjgardner.com.au](mailto:tamworth@gjgardner.com.au) or visit us online at [gjgardner.com.au](http://gjgardner.com.au)