



## Lot 302 - Edgewater 219 Urban

This house and land package includes:

- › H1 Site Works
- › Carpet and Tiles throughout
- › Render to Front Façade
- › Fly Screens to Windows
- › Security Screens to Doors
- › Stone Benchtops to Kitchen and Island
- › 6KW Split System in Family Room
- › Ceiling Fans to Bedrooms
- › Electrical Allowance
- › TV Antennae and Booster
- › Exposed Aggregate Driveway
- › Kerb Cut
- › Polytek Letterbox
- › Wall Mounted Clothesline

 4  2  2

**\$651,681**

Land 400m<sup>2</sup> | House 219m<sup>2</sup> | Frontage 12.5m

**Contact Christopher Lems**

0435 862 370

[christopher.lems@gjgardner.com.au](mailto:christopher.lems@gjgardner.com.au)



## AREA SCHEDULE

All areas are rounded down to one decimal point

Ground Floor (excluding car accom.)	170.8 m <sup>2</sup>
<b>Total (Living Area)</b>	<b>170.8 m<sup>2</sup></b>
Garage	37.4 m <sup>2</sup>
Alfresco	10.8 m <sup>2</sup>
<b>Total (Under Roof)</b>	<b>219.0 m<sup>2</sup></b>

Package price is based on a 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 barbeques. 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.

Façade is a Rendering Only, Images may depict fixtures, finishes and features not supplied by G.J. Gardner Homes