



Lot 301 - Urban Twin Waters 292

This house and land package includes:

- › Media, Office, Retreat & Family Dining Rooms
- › H Class Slab
- › Carpets & Tiles throughout
- › Rendered Front Façade
- › Stone benchtops to Kitchen & Island Bar
- › Electrical Allowance
- › TV Antenna & Booster
- › Exposed Aggregate Driveway
- › Kerb Cut
- › Polytek Letterbox
- › Wall Mounted Clothesline
- › Ducted AC with MyAir Controller
- › Colorbond Roof

 5  3  2

\$862,743

Land 619m² | House 288m²

Contact Jason Bool

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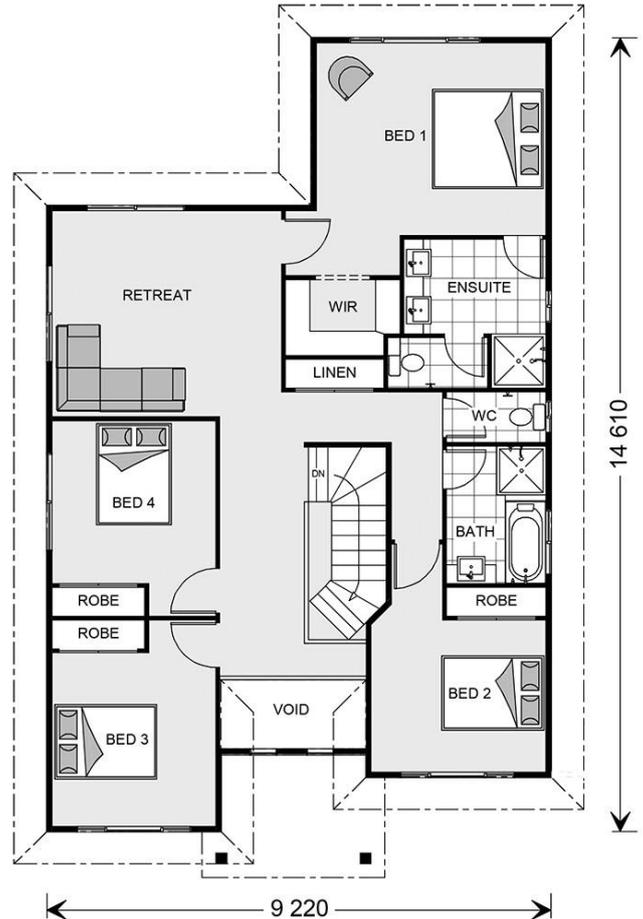
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AREA SCHEDULE

All areas are rounded down to one decimal point

Ground Floor (excluding car accom.)	120.1 m ²
First Floor	108.9 m ²
Total (Living Area)	229.0 m²
Garage	38.2 m ²
Porch	2.5 m ²
Alfresco	15 m ²
Void	3.7 m ²
Total (Under Roof)	288.4 m²



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 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.

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

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