

CEDAR GLEN

— AT ELLENDALE —



Lot 1036 - Edgewater 203 Resort



This house and land package includes:

- › Four bedrooms including a large master suite with generous ensuite
- › Free cookware upgrade to 900mm Omega freestanding gas cooker
- › 6kw split system air conditioner and FREE 2.5kw split system air conditioner
- › Caesarstone bench tops in the Kitchen and 1200mm breakfast bar island bench
- › 2550mm ceilings with cove cornice
- › Gas instant hot water
- › Triple coat paint system to the internal walls
- › Fully insulated with 1.5 thermal batts in walls and 2.5 thermal batts in the roof (including the Garage and Alfresco)
- › Porch and Alfresco laid with slab grade concrete
- › Allowance for H1 class soil with concrete bored piers
- › Exposed aggregate driveway

\$646,000

Land 477m²

House 203m²

Frontage 15.7 m

G.J. Gardner. HOMES

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AREA SCHEDULE

All areas are rounded down to one decimal point

Ground Floor (excluding car accom.) 150.7 m²

Total (Living Area) 150.7 m²

Garage 37.4 m²

Porch 4.5 m²

Alfresco 10.8 m²

Total (Under Roof) 203.4 m²

G.J. Gardner. [HOMES](#)

Disclaimer: 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. This Document has been prepared without all the Relevant Documentation being available at this time and is "Subject to Change" upon the receipt of the documents should the information provided prove different to the Items included herein, being but not limited to Soil Test, Contour Survey and Engineer's Details. (Exact Soil Classification, Slab Design, Additional Site Works and Bored Pier Requirements can not be accurately determined without these documents being available).