

Contact Aarti - 0416 715 676



House & Land Package

BUILD FROM

\$973,152*

Balmoral 246

4 | 2.5 | 2 | 3

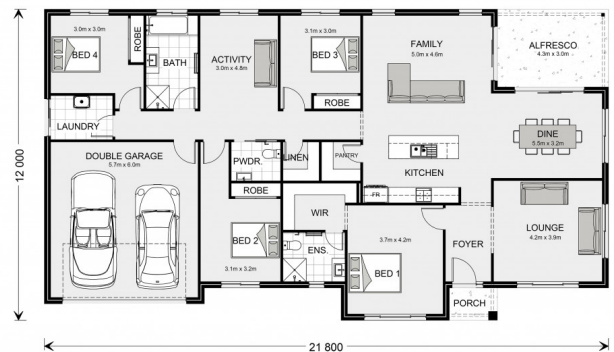
Lot 603, 121 Faulkner Road, Inverleigh,
Victoria, 3321

Floor Area: 246m² **Land Area:** 4500m²

House & Land Package Inclusions:

- Lot 603, 4500sqm.
- G.J Gardner Foundation Inclusions range with Resort Facade
- BAL 12.5 build
- All Electric home with 3 Phase power
- Induction cooktop
- Rinnai 300 Lt GR Series Integrated Heat Pump
- 6.58 kw solar with 5kw inverter
- Reverse cycle heating and cooling.
- NCC 2022 Livable housing compliant
- *Provisions for slab upgrade, Septic tank & Agerage included
- Awning Aluminium improved Double Glazed windows and sliding doors with locks and flyscreens
- Colourbond roof with 55mm Foil Adhered insulated blanket
- R6.0 ceiling batts & R2.5 wall batts with vapor permeable wrap

Contact **Aarti Puri** on **0416715676**



* 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 Balmoral 246 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 March 1, 2026 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>. Oakwood Plains Pty Ltd trading as G.J. Gardner Homes - Geelong. Builders License CDB-U54088