



House & Land Package

BUILD FROM

\$1,389,788*

Oakford 320

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Lot 211, Lot 211 Ambience Way, Nilma, Victoria, 3821

Floor Area: 320m² **Land Area:** 2010m²

Highlight Inclusions

- Site costs included
- 2550mm ceilings
- Vinyl plank flooring & carpet throughout
- Colorbond roofing
- Construction to BAL 12.5 & 7 star energy rating
- Ducted electric heating & cooling

Contact **Brooke Bransgrove** on **03 5618 9400**



* 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 Oakford 320 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 May 15, 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>. Tyrrell Constructions trading as G.J. Gardner Homes - Warragul. Builders License CDB-U54497