




# G.J. Gardner. HOMES

## House & Land Package



### Oakdale 255

 4  2.5  2

#### Floor Area

Living	196.2 m <sup>2</sup>
Garage	36.1m <sup>2</sup>
Alfresco	17.9 m <sup>2</sup>
Portico	6.6 m <sup>2</sup>
<b>Total</b>	<b>256.8m<sup>2</sup></b>

From **\$1,194,999\***

**39 Rosella Ave, Moss Vale**

**Land Area: 607.5 m<sup>2</sup>**



# OAKDALE

## KEY FEATURES

"The Oakdale design offers an impressive and well-thought-out living space for the modern family, starting with its grand, wide facade and continuing through to its spacious layout. Coming home to the Oakdale will never get dull.

Upon entering, a formal lounge and a luxurious master suite flank a large foyer, seamlessly transitioning into an open-plan dining and family room. Entertaining, both day and night, is made easy with numerous features including a rumpus room, a galley kitchen complete with a large butler's pantry, and an expansive alfresco area adjacent to the family zone.

With three distinct and separate living areas, this home comfortably accommodates the busiest of families while providing privacy for all household members.

### Designer Collection inclusions:

- Hamptons Facade
- 20mm Stone Benchtops with European Franke Appliances
- 2.55m Ceilings
- Carpet & Vinyl Internal Floor Coverings
- LED downlights
- External Tiles to the Porch & Alfresco
- Freestanding Bath & Shower Tiled Niche
- Taubman's Endure Three Coat System
- 6.6 kw Solar PV System
- Ducted Daikin Air Conditioning
- Colorbond Roof
- Basix Allowance
- Site Cost Allowance



### Speak to one of our New Home Consultants to find out more about this package!

\*House 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 30, 2025 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>. White Sands Pty trading as G.J. Gardner Homes Shoalhaven. BL 226776C. Sierra Run Pty Ltd trading as G.J. Gardner Homes Southern Highlands BL 476652C.



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