




G.J. Gardner. HOMES

House & Land Package



Toowong 280

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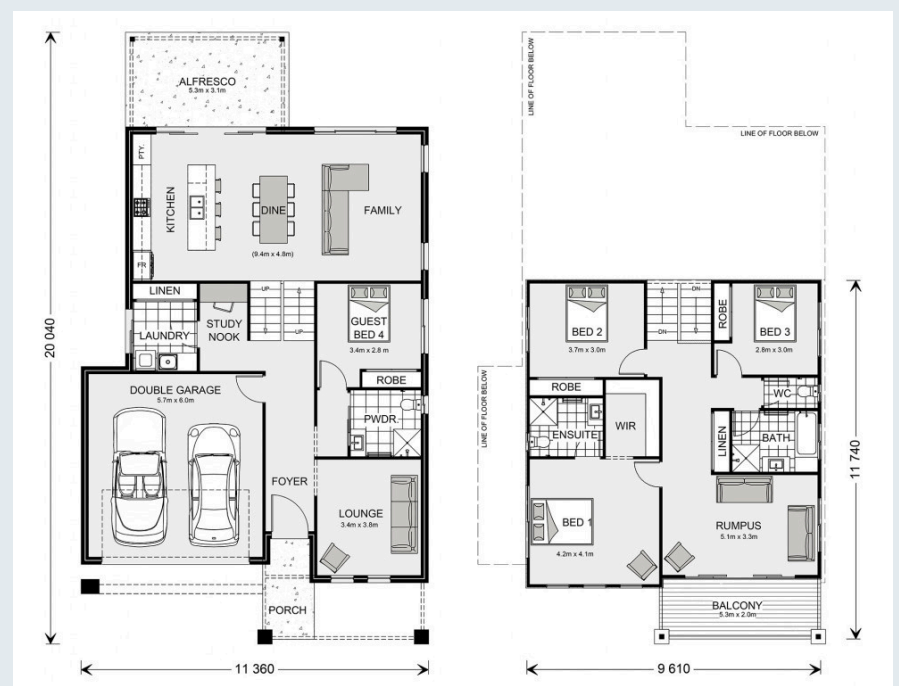
Floor Area

Living	204 m ²
Garage	35.5m ²
Alfresco	26.2 m ²
Portico	5.7 m ²
Total	275.5m²

From \$1,325,000*

Lot 2173 Proposed Rd, Moss Vale

Land Area: 600 m²



TOOWONG

KEY FEATURES

Designed to suit sites that slope toward the front of the home, the Toowong, set over three stylish levels, is well equipped to meet your family's lifestyle needs.

Entering the home on the lower level, you find a lounge room or office, 2 bedrooms and a bathroom before heading upstairs to the open plan living space where a huge kitchen including island bench and butler's pantry overlooks the dining and family areas. An undercover alfresco area brings the outdoors in, creating a luxurious, relaxed, flowing space. Relax and unwind in the rumpus room upstairs and enjoy the benefits of an elevated living space that flows out onto the covered front balcony.

With up to five well-separated bedrooms, three distinct zones and three bathrooms across three levels, the Toowong offers privacy and space for a growing family as well as guests.

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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