

House & Land Package

BUILD FROM

$1,176,794*

Queenscliffe 256

4 | 2.5 | 2 | 2

Lot 146 Briody Drive, Torquay, Victoria, 3228

Floor Area: 256m^2 **Land Area:** 350m^2



Highlight Inclusions

- Main Living Areas on the Upper Floor
- Element Inclusions
- Includes a site cost provision
- 2550mm Ceilings Included
- 7kw reverse cycle split system
- Double Glazing to All Window and Sliding Doors

Contact **Grace Hill** on **0466 438 846**

* 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.

G.J. Gardner. HOMES

Feel the joy building™



* Package price is based on Queenscliffe 256 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 September 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. Oakwood Plains Pty Ltd trading as G.J. Gardner Homes - Geelong. Builders License CDB-U54088