



# Nelson Bay 294

4 2.5 2

## Home & Land package.

- + Quality Fittings & Fixtures
- + 2740 Ceiling Heights Downstairs
- + 2550 Ceiling Heights Upstairs
- + Carpeted Bedrooms
- + Main Floor & Alfresco tiled
- + Robes in Each Bedrooms
- + Stone Kitchen Top & Bathroom vanities
- + 900mm – Luxury Stainless appliances
- + Free standing bath
- + Free Façade Upgrade
- + Driveway
- + Daikin Ducted AC.
- + Ducted Vacuum system
- + Alarm
- + Intercom
- + Screens to doors & windows
- + Roller Blinds
- + LED Lighting

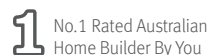
**Lot 2, Fimbriata Close, Chapel Hill**

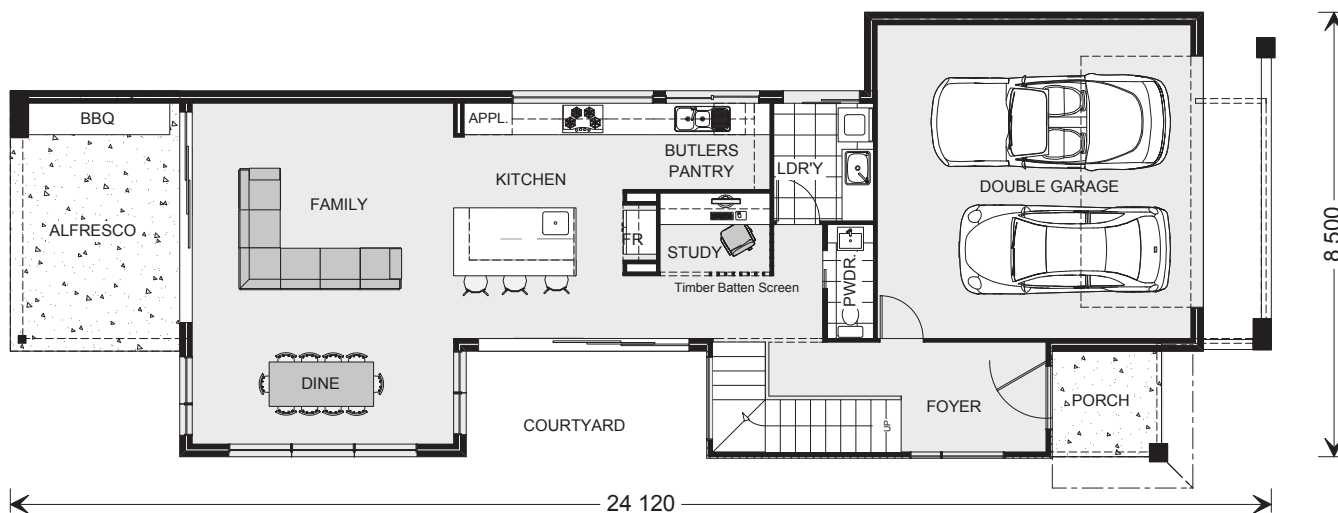
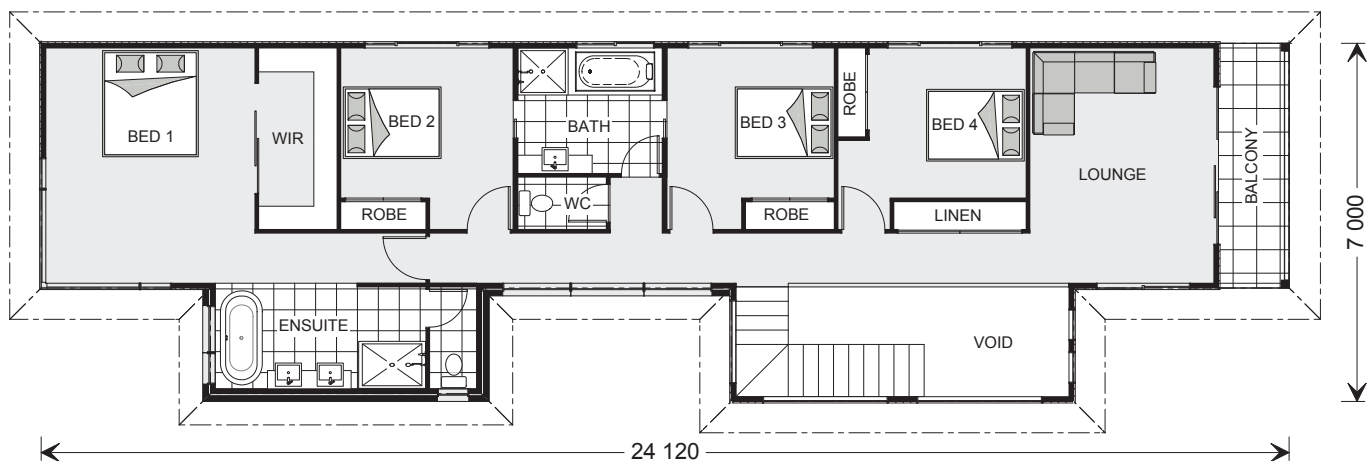
**Starting Price: \$947,000**

**Land Size: 400m<sup>2</sup>**

**Floor Area: 293.5m<sup>2</sup>**

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Images depict 294 Resort facade. 294 Resort floorplan.

# Nelson Bay 294

4 Beds | 2.5 Baths | 2 Cars

## Ground Floor

Living	91.8 m <sup>2</sup>
Garage	40.0 m <sup>2</sup>
Alfresco	16.1 m <sup>2</sup>
Porch	4.3 m <sup>2</sup>
<b>Total</b>	<b>152.2 m<sup>2</sup></b>

## Upper Floor

Living	133.5 m <sup>2</sup>
Balcony	6.3 m <sup>2</sup>
<b>Total</b>	<b>139.8 m<sup>2</sup></b>
<b>Grand Total</b>	<b>293.5 m<sup>2</sup></b>



**\*Disclaimer:** Images and photographs may depict fixtures, finishes and features either not supplied by G.J. Gardner Homes or not included in any price stated. For details pricing or to discuss our building time program please talk to a New Homes Consultant. QBCC: 1209617

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Give us a call or drop in for a chat today.  
 Contact Sam Stankovic, **07 3194 9513**  
 Owner, G.J. Gardner Homes Brisbane Inner City West  
 or visit [gjjardner.com.au](http://gjjardner.com.au)