

The Balmain.



Allow yourself to imagine the lifestyle you've always wanted, in the home you deserve!

Urban living shouldn't mean giving up the comforts of a family home. With the Balmain you can enjoy stylish, contemporary living with enough room to for the whole family to grow.

On the lower level a flowing, open-plan living space takes in the entertainer's kitchen, family room, dining area, games room and covered alfresco. Upstairs are six bedrooms, each with direct access to one of three stylish bathrooms. There's even a separate retreat where you can relax and unwind.

The Balmain offers individually crafted façades that will inspire you by providing a choice of homes that reflect your personal lifestyle and preferences.

Call **132 789**
or visit **gjgardner.com.au**

Welcome **home.**

G.J. Gardner. HOMES

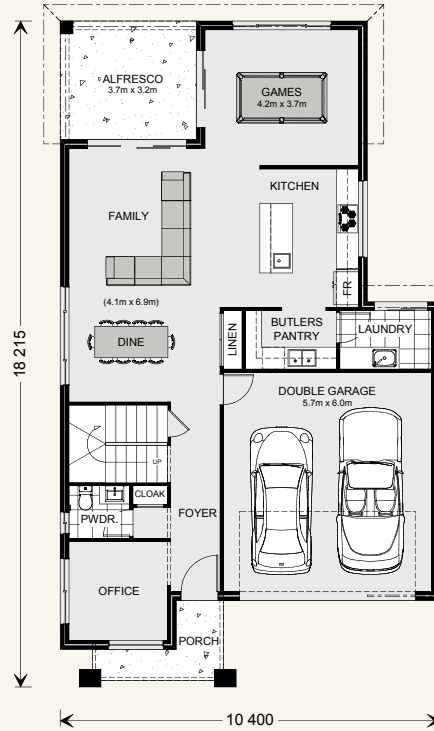
Balmain 270.



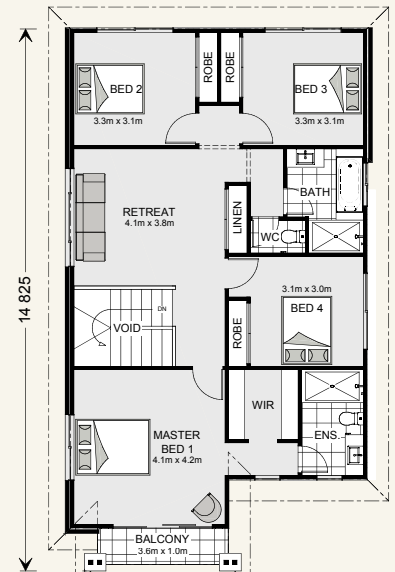
Floor Areas

GF Living:	104.5 sqm
Garage:	37.1 sqm
Alfresco:	12.1 sqm
Porch:	4.8 sqm
UF Living:	102.2 sqm
Balcony:	3.6 sqm
Void:	6.0 sqm
TOTAL:	270.3 sqm

Lot Width: 12.5m +



*Resort Floorplan Shown



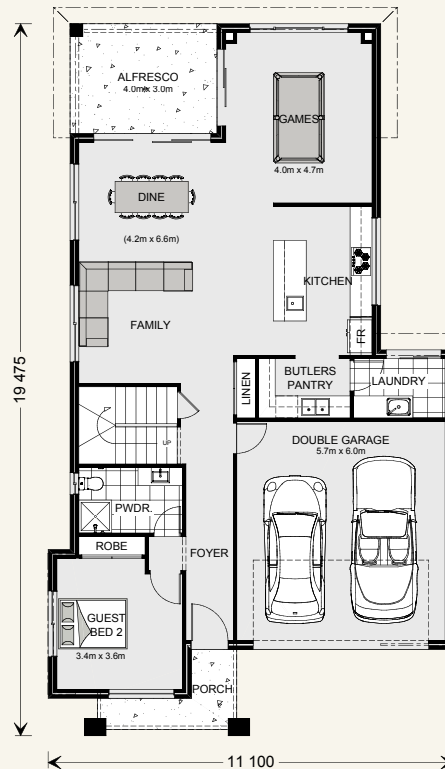
Balmain 300.



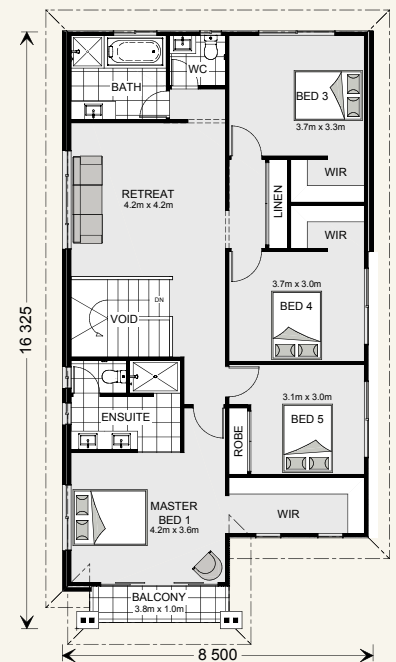
Floor Areas

GF Living:	119.5 sqm
Garage:	37.1 sqm
Alfresco:	12.1 sqm
Porch:	4.9 sqm
UF Living:	116.4 sqm
Balcony:	3.8 sqm
Void:	6.0 sqm
TOTAL:	299.8 sqm

Lot Width: 12.5m +



*Resort Floorplan Shown

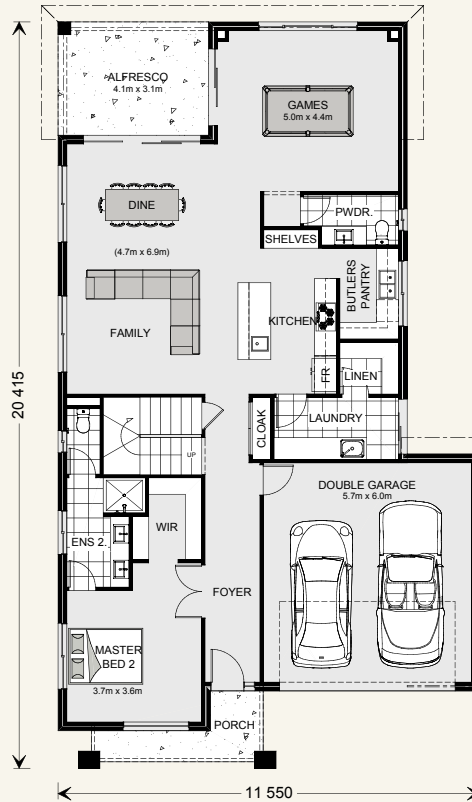


Balmain 350.

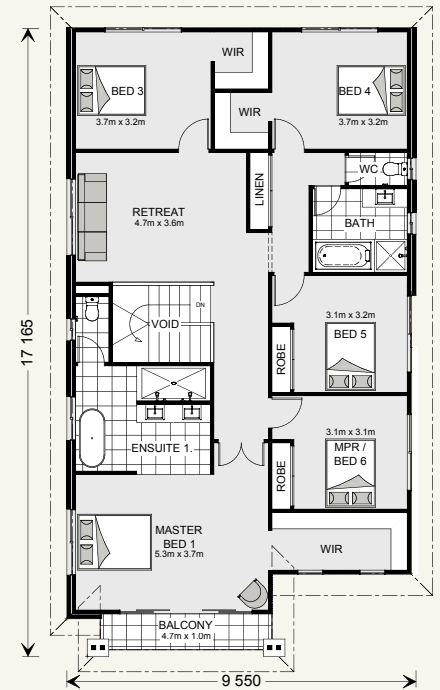


Floor Areas

GF Living:	141.9 sqm
Garage:	37.5 sqm
Alfresco:	12.8 sqm
Porch:	5.6 sqm
UF Living:	141.4 sqm
Balcony:	4.7 sqm
Void:	6.0 sqm
TOTAL:	349.9 sqm
Lot Width:	14m +



*Resort Floorplan Shown

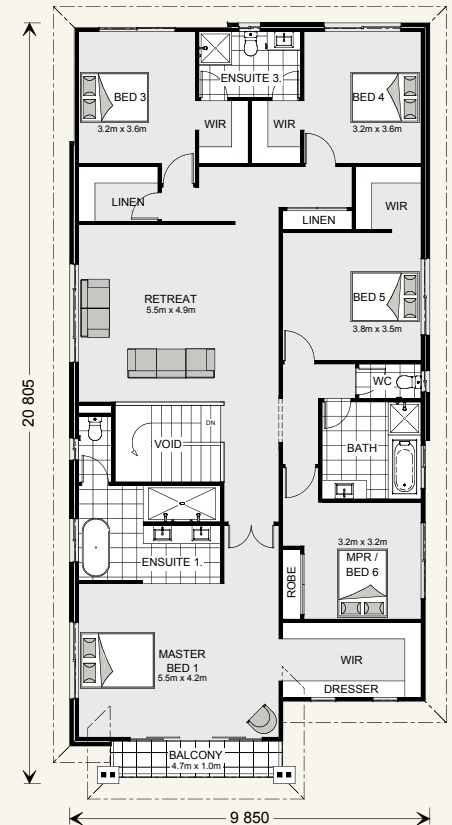
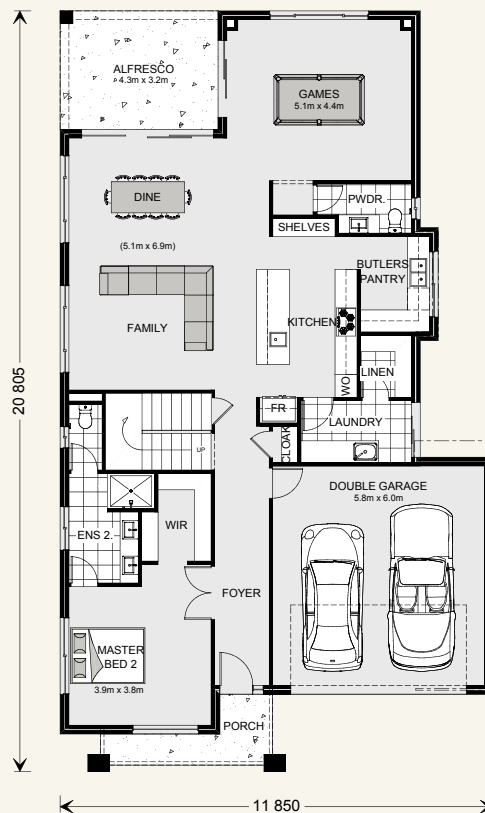


Balmain 400.



Floor Areas

GF Living:	151.1 sqm
Garage:	38.2 sqm
Alfresco:	14.0 sqm
Porch:	5.6 sqm
UF Living:	180.5 sqm
Balcony:	4.7 sqm
Void:	6.4 sqm
TOTAL:	400.5 sqm
Lot Width:	14m +



CLASSIC



EXECUTIVE



METRO



REGENT



RESORT



URBAN



Balmain facade options.

G.J. Gardner's tailored facades give you the opportunity to personalise your home. With Classic, Executive, Metro, Regent, Resort, and Urban facades to choose from, you can bring your home to life, making it as individual as you are!

Images may depict fixtures, finishes and features not supplied by G.J. Gardner Homes. These items include planter boxes, retaining walls, water features, pergolas, screens and decorative landscaping items such as fencing and outdoor kitchens and barbecues.