

# G.J. Gardner. HOMES

G.J. COMPLETE





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21st March 2024

**Dear Addenbrooke,**

Thank you for allowing us the opportunity to partner with you in the Blueys Beach development. We are proud to be a local builder, active in the community and engaging local trades and suppliers.

We look forward to working together with you during this exciting time to ensure all your questions are answered and you are comfortable with our offering.

Within this document we have priced a small selection of our single storey, double storey and split home designs however we are also able to provide bespoke designs suitable to the development and site constraints.

We are excited to be part of this project.

Kind regards

**Ian Gray**

Director

G.J. Gardner Homes Taree



## Introduction to G.J. Gardner Homes.

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When you build your bespoke home with G.J. Gardner Homes, you can be reassured that we consider your every need, quality is important to us and we pride ourselves on delivering a product that has an enduring quality.

We want your new home to meet the needs of your lifestyle now and in the future as you grow.

We have handpicked 13 designs suitable for the area that provide innovative designs, thermal efficiency, and options for every lifestyle.

From a builder perspective, we know what is important to you

- Quality standard inclusions with flexible options to upgrade
- Fixed build times
- Experienced professional team and trades, providing consistent quality
- Working with a proven team that you can trust and rely on
- Great value for money

Images in this brochure may depict landscaping, fences and upgraded fixtures, features or finishes which are not included. For availability and pricing of these items please discuss with your new home consultant.



### **Highest Standards.**

To ensure G.J. Gardner Homes reputation continues to grow as a quality builder, everything from the material we use to the professionals that build your home meets the industry's highest standards. We have proven systems and processes in place to ensure our homes live up to your expectations.

It's no wonder G.J Gardner Homes are one of the largest custom Builders in Australia.

### **Building in Efficiencies.**

We build our homes to a 7 Star rating, using a minimum of 3.6 Solar systems and 280 ltr Electric Heat pumps, energy-starred appliances, and thermally designed windows. We are constantly improving our designs through house site orientation and construction practices, which ensure our homes perform to high industry standards.

### **Limitless Possibilities.**

G.J. Gardner Homes are now building over 4000 homes a year, with hundreds of designs available to choose from, there is a high chance we will have the design that fits you. If not, one of our consultants can work with you to customise the home and inclusions to suit your needs on your block and your budget.

### **Trust. Quality. Affordability.**

G.J. Gardner Homes designs are innovative, localised and are created to be as diverse as your needs. We live and work in the area and are proud of what we deliver to our customers.

Working with G.J. Gardner Homes you get the best of both worlds. Proven systems and processes, a great support network, buying power of a large network, alongside the ability to work with a family-owned business where you get to meet the builder, and a team that works with you to customise your experience.



## Our Home Design

We have curated a range of 13 designs to make the building process even easier. From traditional to modern, our collection of home designs and floorplans offers something for everyone.

Each design has been meticulously crafted by our team of experienced architects and designers, with attention to every detail, ensuring a harmonious balance between aesthetics and practicality.

Whether you're looking for an open-concept living space, a spacious master suite, or a cozy outdoor area, we've got you covered. Our floorplans offer a range of options to suit your lifestyle, preferences, and budget.

Let our designs and floorplans inspire you and set you on the path towards creating the perfect home that reflects your unique style and meets your family's needs.

Single and double storey homes available on blocks with a slope upto 1.5m Split level homes on slopes from 1.5m to 4m. over 4m will require custom designs.

Custom drafting available for a \$5,000.00 drafting fee.

\*all pricing is correct as per May 2024 ,the final price will be subject to final working drawings, soil test, Basix and council requirements, and Engineering. Any council contributions are to be paid by the owner

COASTAL



# Samsara 280

4 beds 2.5 baths 2 cars

**\$725,000\***

### Floor Areas

Living	217.8 m <sup>2</sup>
Garage	38.0 m <sup>2</sup>
Alfresco	18.2 m <sup>2</sup>
Porch	7.2 m <sup>2</sup>
<b>Total</b>	<b>281.2 m<sup>2</sup></b>

Blocks C2 and E2



PALM SPRINGS



## Castaway

471

5 Beds | 4.5 Baths | 2 Cars

**\$1,185,000\***

### Lower Floor

Living	167.0 m <sup>2</sup>
Garage	39.7 m <sup>2</sup>
Alfresco	45.0 m <sup>2</sup>
Porch	8.3 m <sup>2</sup>

**Total 260.0 m<sup>2</sup>**

### Upper Floor

Living	156.3 m <sup>2</sup>
Void	40.0 m <sup>2</sup>
Balcony	14.4 m <sup>2</sup>

**Total 210.7 m<sup>2</sup>**

**Grand Total 470.7 m<sup>2</sup>**



BEACH



# Mandalay

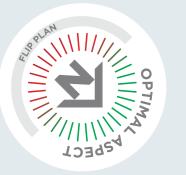
260

4 | 2.5 | 2

**\$685,000\***

### Floor Areas

Living	197.9 m <sup>2</sup>
Garage	37.9 m <sup>2</sup>
Alfresco	19.4 m <sup>2</sup>
Porch	5.2 m <sup>2</sup>
<b>Total</b>	<b>260.4 m<sup>2</sup></b>



URBAN



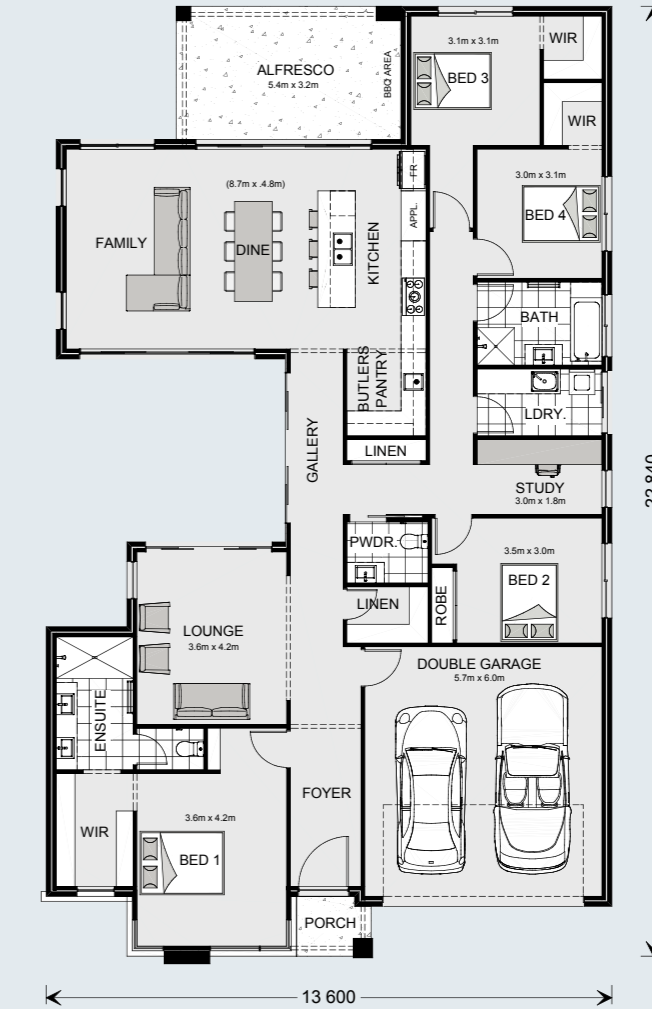
## Beachmere 260

4 | 2.5 | 2

**\$645,000\***

### Floor Areas

Living	203.8 m <sup>2</sup>
Garage	37.1 m <sup>2</sup>
Alfresco	17.3 m <sup>2</sup>
Porch	2.5 m <sup>2</sup>
<b>Total</b>	<b>260.7 m<sup>2</sup></b>





ALPINE



## Oakford 320

4 Beds | 2.5 Baths | 2 Cars

**\$696,000\***

### Floor Areas

Living	250.9 m <sup>2</sup>
Garage	41.7 m <sup>2</sup>
Alfresco	23.5 m <sup>2</sup>
Porch	4.2 m <sup>2</sup>
<b>Total</b>	<b>320.3 m<sup>2</sup></b>



RESORT



# Queenscliff 256

4 Beds | 2.5 Baths | 2 Car

**\$660,000\***

### Lower Floor

Living	100.2 m <sup>2</sup>
Garage	37.6 m <sup>2</sup>
Alfresco	11.4 m <sup>2</sup>
Porch	3.0 m <sup>2</sup>
<b>Total</b>	<b>152.2 m<sup>2</sup></b>

### Upper Floor

Living	86.1 m <sup>2</sup>
Void	6.5 m <sup>2</sup>
Balcony	11.4 m <sup>2</sup>
<b>Total</b>	<b>104.0 m<sup>2</sup></b>
<b>Grand Total</b>	<b>256.2 m<sup>2</sup></b>



BEACH



# Esperance

284

4 Beds | 2.5 Baths | 2 Car

**\$725,000\***

### Lower Floor

Living 106.9 m<sup>2</sup>

Garage 37.9 m<sup>2</sup>

Porch 3.1 m<sup>2</sup>

**Total 147.9 m<sup>2</sup>**

### Upper Floor

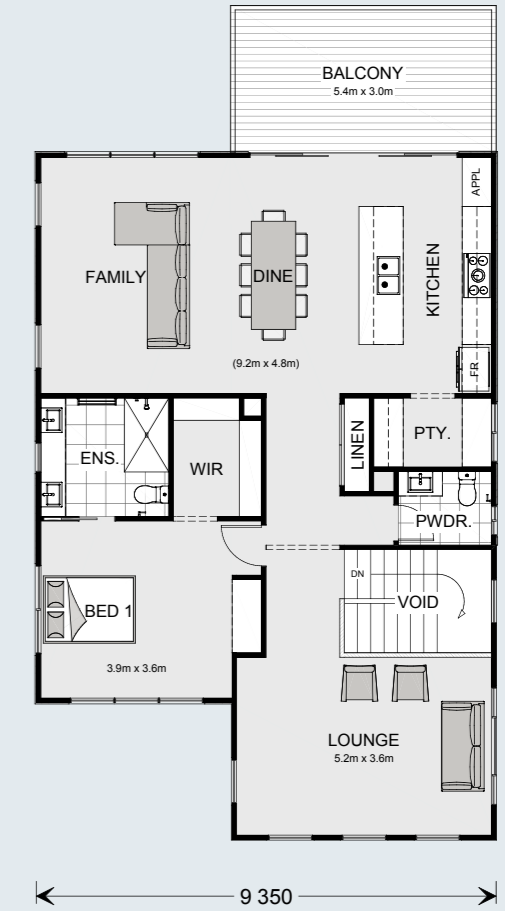
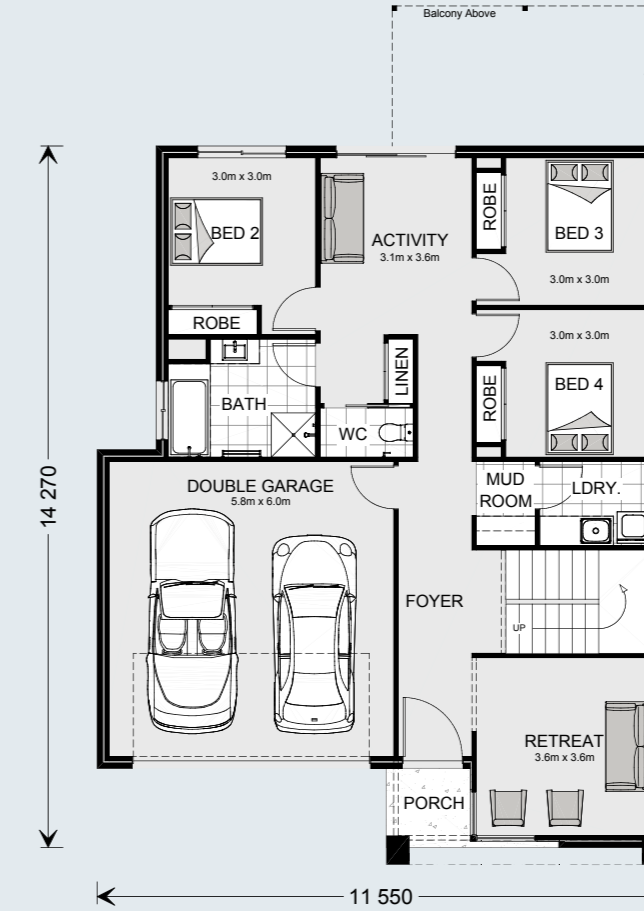
Living 113.2 m<sup>2</sup>

Balcony 16.2 m<sup>2</sup>

Void 6.3 m<sup>2</sup>

**Total 135.7 m<sup>2</sup>**

**Grand Total 283.6 m<sup>2</sup>**





# Castaway

335

5 Beds | 3.5 Baths | 2 Cars

**\$825,000\***

## Lower Floor

Living	134.1 m <sup>2</sup>
Garage	37.9 m <sup>2</sup>
Alfresco	21.3 m <sup>2</sup>
Porch	6.0 m <sup>2</sup>

**Total 199.3 m<sup>2</sup>**

## Upper Floor

Living	115.3 m <sup>2</sup>
Void	20.7 m <sup>2</sup>

**Total 136.0 m<sup>2</sup>**

**Grand Total 335.3 m<sup>2</sup>**



CLASSIC



# Inglewood 225

4 Beds | 2.5 Baths | 2 Car

**\$650,000\***

### Lower Floor

Living 72.7 m<sup>2</sup>

**Total 72.7 m<sup>2</sup>**

### Upper Floor

Living 96.5 m<sup>2</sup>

Garage 37.5 m<sup>2</sup>

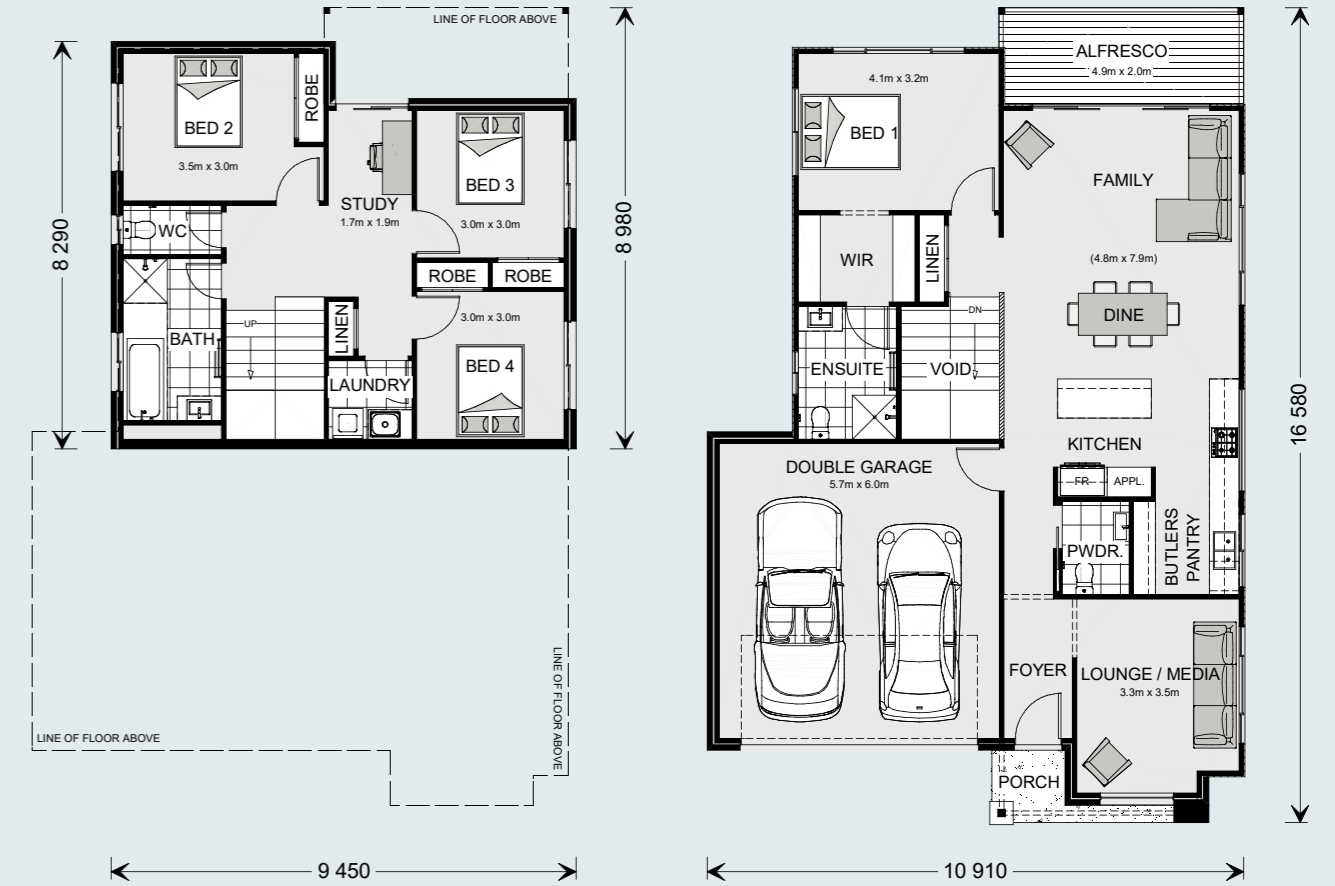
Alfresco 9.9 m<sup>2</sup>

Porch 3.2 m<sup>2</sup>

Void 5.9 m<sup>2</sup>

**Total 153.0 m<sup>2</sup>**

**Grand Total 225.7 m<sup>2</sup>**



HAMPTONS



# Culburra

255

4 Beds 2.5 Baths 2 Car

**\$730,000\***

### Lower Floor

Living 85.4 m<sup>2</sup>

**Total 85.4 m<sup>2</sup>**

### Upper Floor

Living 107.8 m<sup>2</sup>

Garage 37.8 m<sup>2</sup>

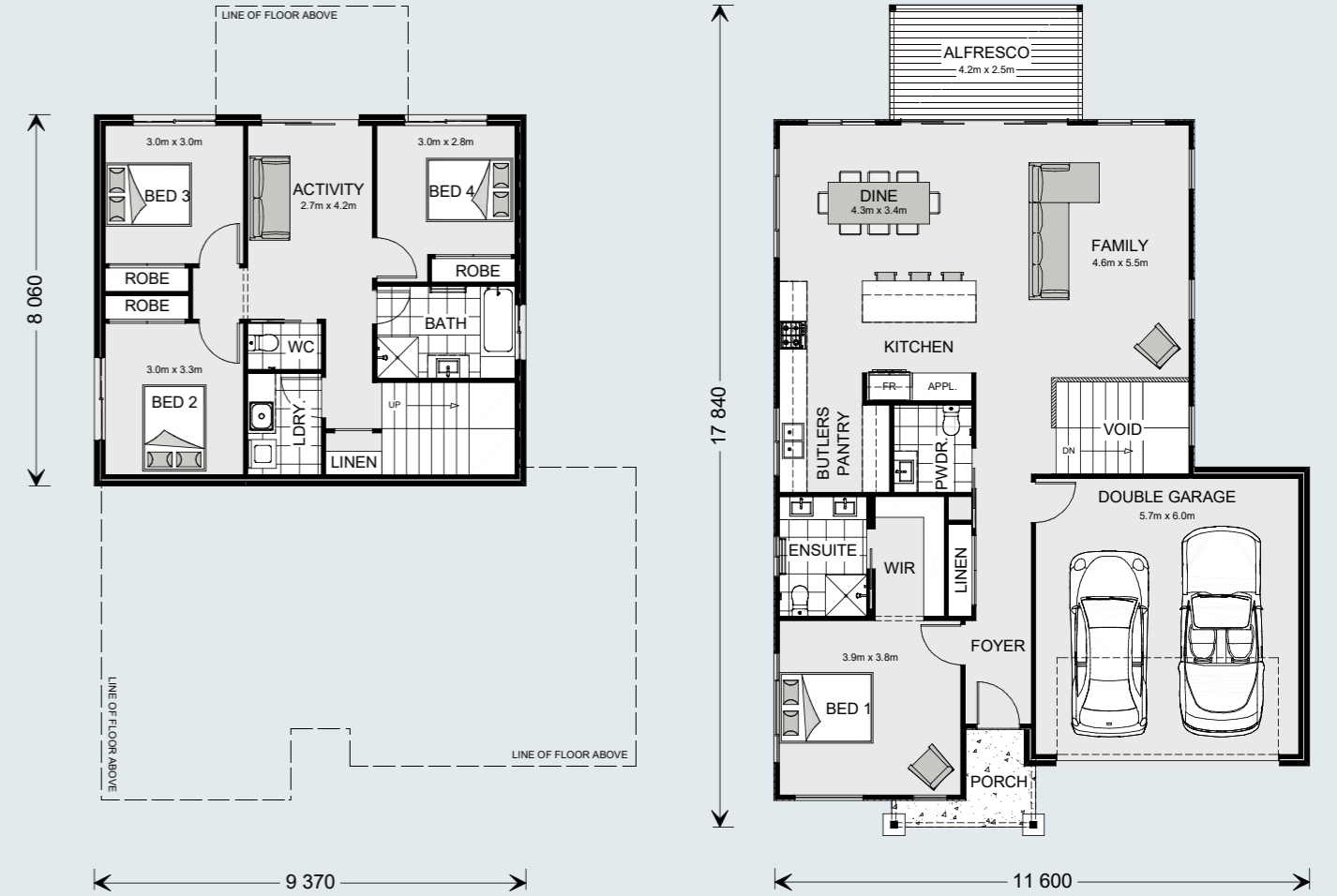
Alfresco 12.3 m<sup>2</sup>

Porch 4.1 m<sup>2</sup>

Void 6.1 m<sup>2</sup>

**Total 168.1 m<sup>2</sup>**

**Grand Total 253.5 m<sup>2</sup>**



CLASSIC



# Merimbula 300

4 Beds | 2.5 Baths | 2 Car

**\$800,000\***

### Lower Floor

Living 106.2 m<sup>2</sup>

**Total 106.2 m<sup>2</sup>**

### Upper Floor

Living 133.4 m<sup>2</sup>

Garage 38.5 m<sup>2</sup>

Alfresco 15.3 m<sup>2</sup>

Porch 7.1 m<sup>2</sup>

**Total 194.3 m<sup>2</sup>**

**Grand Total 300.5 m<sup>2</sup>**



CLASSIC



## Seaview 267

4 | 2.5 | 2

**\$700,000\***

### Lower Floor

Living	50.3 m <sup>2</sup>
Garage	39.1 m <sup>2</sup>
Porch	9.6 m <sup>2</sup>

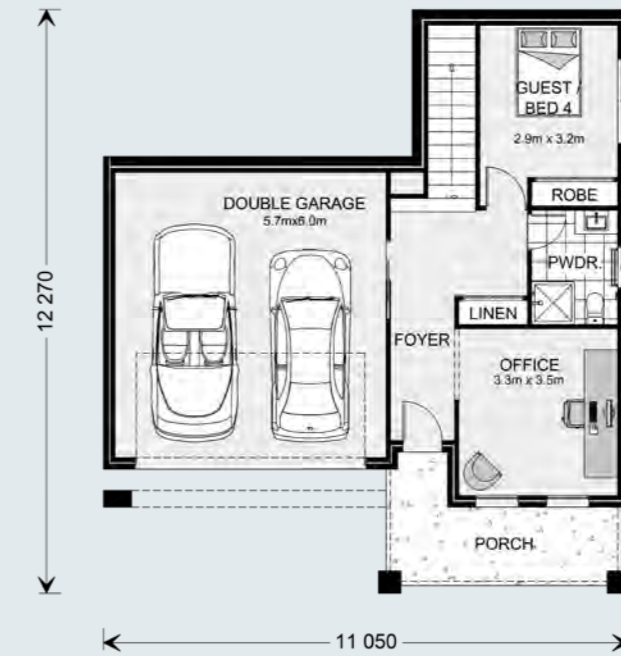
**Total 99.0 m<sup>2</sup>**

### Upper Floor

Living	147.4 m <sup>2</sup>
Alfresco	11.2 m <sup>2</sup>
Balcony	8.9 m <sup>2</sup>

**Total 167.5 m<sup>2</sup>**

**Grand Total 266.5 m<sup>2</sup>**





RESORT



## Stamford

320

4 | 3 | 2

**\$750,000\***

### Lower Floor

Living 106.2 m<sup>2</sup>

**Total 106.2 m<sup>2</sup>**

### Upper Floor

Living 133.4 m<sup>2</sup>

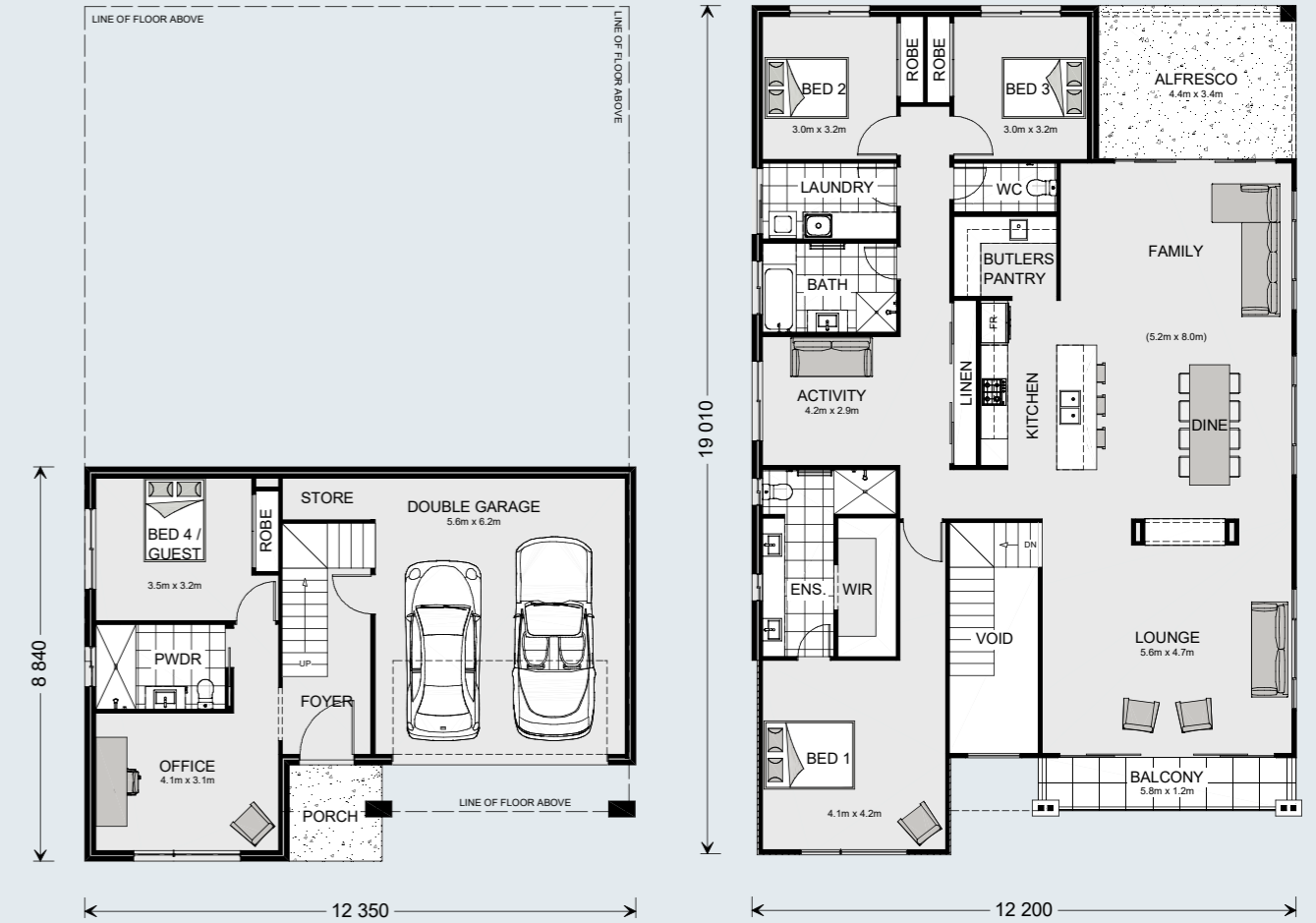
Garage 38.5 m<sup>2</sup>

Alfresco 15.3 m<sup>2</sup>

Porch 7.1 m<sup>2</sup>

**Total 194.3 m<sup>2</sup>**

**Grand Total 300.5 m<sup>2</sup>**





## Inclusions

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We believe that transparency and clarity are key to building trust and confidence with our clients. We want to ensure that you have a complete understanding of what is included in your new G.J. Complete home package, and that there are no surprises along the way.

We have compiled a detailed list of everything that will be included in your build, from the foundation to the roof, and everything in between. Our goal is to provide you with the peace of mind that comes with knowing exactly what to expect, so that you can focus on the fun and exciting parts of building your dream home.

We understand that building a new home is a significant investment, and we take that responsibility seriously. That's why we've gone to great lengths to ensure that our inclusions are of the highest quality, and that they meet our rigorous standards of craftsmanship and durability.

So please take the time to read through your inclusions carefully and discuss any questions or concerns with your new home consultant. We want you to feel confident and informed throughout the entire building process, and we're here to support you every step of the way.

## Inclusions

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### Essential

- Owned and operated by a local builder
  - Backed by the support of an International network and brand with over 35 years experience
  - Fixed price building contract, with no surprises
  - Local government building application, water corporation & building permit fees
  - Certified house plans, engineer designed footings and waffle pod slabs
  - Construction and Liability Insurance
  - Builder Indemnity Insurance
  - 6 year Structural Warranties
  - Standard BASIX requirements, in tapware, toilets, insulation and water tanks
  - Site works to 500mm fall and slab designs to suit “M” Class Soils
  - N2 Wind Design as standard
  - Soil test and site contour survey
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### Design

- Fully Flexible to alter any design or build custom designs without the penalties of stepping away from standard designs
  - Complimentary site consultation with our New Home Consultant and the Builder
  - Complimentary colour selection consultation
  - Architecturally styled exteriors
  - Large range of quality, optional upgrades & alternative products
  - Additional cost may occur if sloping block requires a driveway design by a surveyor
- 

### Construction

- Dedicated Construction Supervisor
  - 13 week maintenance period after completion
  - Builder’s internal house clean – all external construction debris removed
  - R3.5 ceiling insulation + anticon as standard to metal roofs
  - Heavy duty sarking for tiled roofs or 60mm foil blanket for Colorbond roofs
  - R2.0 insulation to external walls
  - Termite perimeter and penetrations with Termite Certificate
  - 90mm external and internal wall frames
  - Waterproofing certificate
  - All wet areas to be rebated to create a seamless floor system
  - Standard Ceiling Heights 2550mm
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### BASIX

- Standard BASIX certificate requirements
  - 3000 Lt Slimline Poly tank including submersible Automatic Rain to Main pump
  - Applicable Star rated taps and toilets
  - External Sisalation included
  - R3.5 Ceiling insulation + Insulation Blanket as standard to metal Roofs (When applicable)
  - Wall sarking to external walls only
  - Heavy-duty sarking under roof tiles
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## Inclusions

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### Exterior

- PGH bricks from G.J. Gardner signature range
  - Colorbond Corrugated Metal Roofing in G.J. Signature Range ( as per plan) Matt finished and houses close to the beach are an upgrade (ultra required)
  - Powder Coated aluminium windows and sliding doors including locks and fly screen (these are not BAL Rated unless specified in quote)
  - Colorbond metal fascia and gutter with high front quad in your choices of standard colours
  - 3 external taps (1 x for garden, 1 x for water tanks & 1 x Sewer Gully Trap)
  - Panel lift garage door with 2 remotes in G.J. Gardner signature range
  - Allowance for up to 25m for Power mains lead in, , 10m allowance from the dwelling for Stormwater and Sewer connection points
  - Any cladding shown on plan is James Hardie cladding Stria 325mm
  - 280 Ltr Electric Heat Pump Hot Water Service
  - 3000 Ltr Slimline Water Tank and pump
  - Painted PVC Downpipes
  - External Wall sisalation
  - Hume Newington External Front Door Range in paint grade as per plan with clear glass
  - Laundry doors that are swinging to be Aluminium with clear glass
  - All other External Swing Doors to be Hume Duracoat Paint Grade doors
  - 112 Primed timber posts to Porch and Verandahs
  - Eaves and external linings are hardiflex fibre cement sheeting - aquachek plaster to Alfresco and Soffits
  - 3.6 kw Solar System
- 

### Interior

- Walls 10mm plasterboard, with 6mm villa board sheeting to all wet areas
  - 90mm cove cornice to all areas
  - 3 coat paint system
  - Quality Zanda Architectural door handles to G.J. Gardner Signature Lock Range
  - Garage walls plaster lined and painted
  - 66mm x 11mm primed finger jointed pencil round timber skirting and architraves
  - Hume Redicote interior doors
  - Doors fitted with door stops
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## Inclusions

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### Kitchen

- Fully melamine kitchen cabinetry with 20mm engineered stone tops from our G.J. Signature Range
  - Overhead Cabinetry as per plan includes rangehood cabinet
  - Bulkheads to all Cabinetry
  - 600mm Tile Splashback to G.J. Gardner Signature Range in the standard laying pattern
  - 1 set of cutlery drawers in soft close range
  - Soft Close hinges to all applicable doors and drawers
  - Twin Bin, 2 x 35 litre soft close included
  - G.J. signature range handle selection included
  - Provision for water connection to fridge provided
  - Dishwasher provision included (dishwasher not included)
  - Smeg oven SFA562X2 60cm
  - Smeg slide out range hood SAH461SS 60cm
  - Smeg SE364TDAU Ceramic cooktop, touch control, flat edge 60cm
  - Main Kitchen Sink - Franke Flash FLX621 Double Bowl Sink with a drainer
  - Mizu Drift MK2 Gooseneck sink mixer or Mizu Soothe Square Gooseneck sink mixer
  - WIP Pantry includes 4 whiteboard shelves installed by G.J. Gardner
  - Butler’s pantry includes 20mm stone benchtops, melamine cabinetry as per G.J. standard inclusions.
  - Butlers Pantry Sink - Memo Hugo Single Bowl Sink
  - Butlers Pantry Tap - Base Mk2 standard sink mixer
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### Bathrooms

- Vanity measured as per plan in Posh Domaine Wall hung vanity 1 door and 2 drawers with a single Cast Marble top with a centred basin (up to 1800mm)
  - Splashback to Vanity up to 300mm from G.J. signature range
  - Reece Mizu Drift MK2 or Mizu Soothe basin mixer in chrome
  - Polished edged mirrors - to fit full length of the vanity 900mm in height
  - Semi-frameless shower screens, clear glass and pivot doors
  - Mizu Drift MK2 or Mizu Soothe shower / bath mixer
  - Right angle shower arm with a Mizu Drift brass overhead shower head chrome
  - Mizu Drift straight toilet roll holder chrome
  - Mizu Drift double towel rail 700mm chrome
  - Posh Domain back to wall freestanding bath 1700x720mm
  - Posh Solus MK2 swivel bath outlet chrome
  - Domaine rimless close coupled back to wall toilet with soft close seat
  - Bathrooms and Ensuite - Floor to ceiling tiles with G.J. Gardner Signature Range
  - Powder room tiles allowances of 1200mm behind toilet, 300mm to splashback on vanity and floor tiles with a 150mm skirt tile with G.J. Gardner Signature Range
  - WC tiles have an allowance of 1200mm behind toilet, and floor tiles with a 150mm skirt tile with G.J. Gardner Signature Range
  - All tiles laid in a standard pattern, variations may occur for non-standard laying pattern or higher ranges
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## Inclusions

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### Laundry

- Posh Solus Flat Rim 45 lt drop in trough SS with melamine cabinetry and a laminated benchtop all from G.J. Gardner Signature Range as per plan ( no overhead cupboards included)
  - OR Base Laundry Trough & Cabinet 45 Litres 1 Tap Hole Stainless Steel / White (as per plan)
  - Base MK2 sink mixer chrome
  - Arco washing machine stop
  - Tiles to floor with a 150mm skirt tile and 600mm splashback laid in a standard laying pattern with G.J. Gardner Signature Range
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### Electrical

- Single phase underground electrical connection with 8m set back (up to 25 L/M) Note: Overhead connection or power pole not included unless stated otherwise
  - Earth leakage protection
  - Install lead-in conduit for future NBN connection
  - 15 x Double Power Points for single story - 20 x Double Power Points for Split level and 2 Story houses
  - Single Powerpoint provision for Fridge, Microwave, Rangehood, Dishwasher and Garage Door
  - 20 x 90mm LED downlights for Single Story - 25x 90mm Led Downlights for split level and two story houses
  - Up to 4 External 90mm LED lights to external exits, 2 x 90mm LED Downlights to Garage , 1 x LEd Spotlight
  - 2 x TV, and 2 x Data point
  - Hardwired smoke detectors as per Australian standards
  - 1 x External Weatherproof GPO to Alfresco or Balcony and Water Tank
  - Ducted exhaust fans to Rangehood, Bathroom and Ensuite
  - Combination ducted exhaust fan/light to the WC and Powder Rooms
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### Robes, Linen & Pantries

- Smart robe redicote doors
  - Master Bedroom includes a top shelf and hanging rail plus 2 banks of 1/2 drawers and 1/2 open shelves 1900mm high
  - Bedrooms include a top shelf and hanging rail full width of robe plus 1 x bank of open shelving
  - 4 x full shelves to linen, 1 x top shelf with hanging to all coat cupboards
- 

### Floor Coverings

- 2mm Vinyl Planks to all main living areas and staircases to G.J. Gardner Signature Range
  - Carpet to all bedrooms and Lounge/ Media Rooms as per G.J. Gardner Signature Range
  - Tiles to all Wet Areas (See Bathrooms for tile heights)
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### Two Storey Homes

- Structural Engineered Flooring system to upper story
  - Cover grade internal stairs with painted timber grab rail to one wall only (Note: glass balustrade to open / void areas only as per AS)
    - Decks and Verandahs
      - Hardies Deck decking over treated pine subfloor framing
      - External Balustrade toughened glass with stainless steel spigots and top rail.
      - External Staircase is treated pine open risers staircase (if applicable) with Glass Balustrade
    - Balconies over living areas
      - Laminated verandah beams and 112 x 112 posts
      - Scyon cement sheeting floor with waterproof membrane and tiles from G.J. signature range
      - External Balustrade toughened glass with stainless steel spigots and top rail.
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**G.J. Gardner.** HOMES

In partnership with:



[gjgardner.com.au](http://gjgardner.com.au)