



Swell  
Woolgoolga



4 2 2

Lot 29 Reflection Crescent, Swell Woolgoolga



Artist Impression. Indicative only.

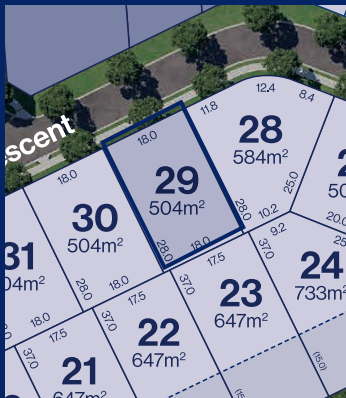
NEW House & Land Package \$1,058,287\*



**G.J. Gardner.**  
HOMES

The needs of today's family are at the forefront of the Fernbank, a striking family home with an open plan living space, perfectly centred between a unique kids' zone to the rear and the parents' zone to the front.

## Fernbank 246



Lot 29 504 m<sup>2</sup>

Lot Frontage 18 m

Floor Area 246 m<sup>2</sup>

- ✓ 'Palm Springs' facade, pictured (other facades available)
- ✓ Colorbond roof
- ✓ Stone benchtops and Smeg kitchen appliances, including dishwasher
- ✓ Butler's pantry with sink
- ✓ Separate lounge and study nook
- ✓ Quality bathroom tapware, freestanding bath polished-edge mirrors, semi-frameless shower screens, double vanity to ensuite
- ✓ Quality carpet and tiling
- ✓ Full size laundry with outdoor access
- ✓ 2,550mm high ceilings
- ✓ BAL 12.5 Upgrades
- ✓ Standard council application fees & BASIX allowance
- ✓ Fixed price including site costs
- ✓ Ceiling fans and LED lighting, TV antenna, double power points
- ✓ Clothesline, panel lift garage door with 2 remotes.

To secure this home, contact Swell's project sales team:  
1800 961 021 | [swellwoolgoolga.com.au](http://swellwoolgoolga.com.au)

**cardow +  
partners**

CLARENCE PROPERTY

\*Availability & price correct at time of preparation, subject to change. Areas subject to survey. Home build subject to council approval. Information, images, plans, dimensions, specifications, inclusions, landscaping and materials are indicative only and may change without notice. The developer, agent and builder will not be liable for you relying on this document. Refer to the separate contracts of sale for land and building for details. Purchasers should seek their own legal and financial advice.



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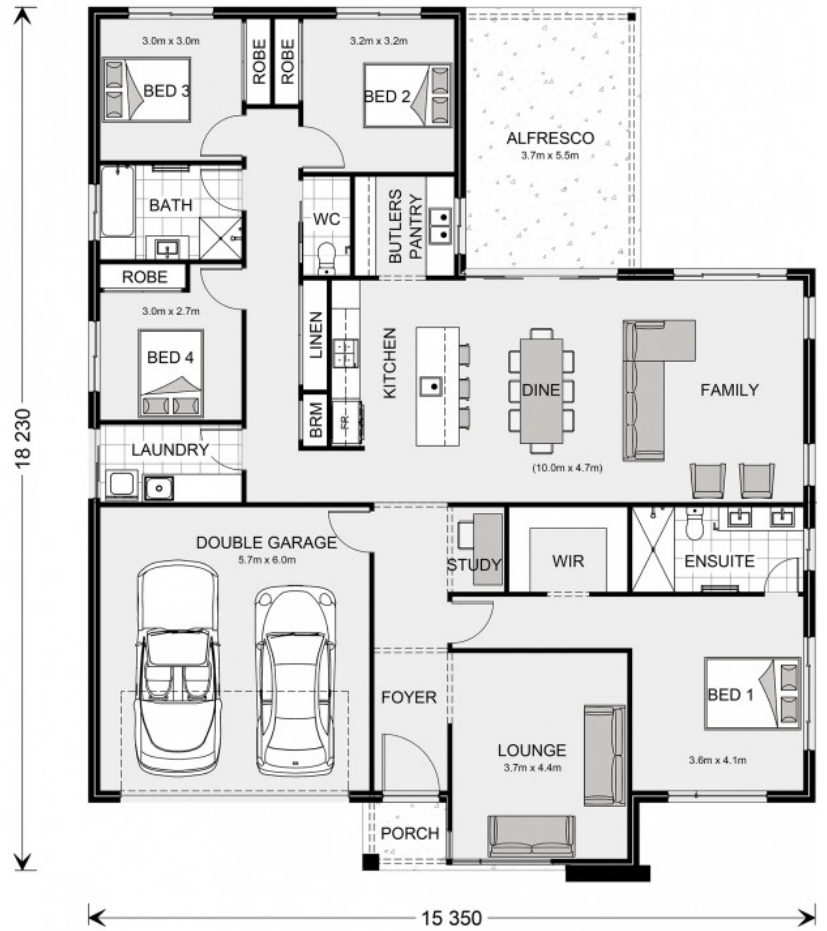


4 2 2

# Lot 29 Reflection Crescent, Woolgoolga



Interior images indicative only.



Land registration due late 2026.

## G.J. Gardner. HOMES



### Fernbank 246

Living Area	191.5 m <sup>2</sup>
Garage	34.2 m <sup>2</sup>
Al fresco	20.3 m <sup>2</sup>
<b>Total Floor Area</b>	<b>246.0 m<sup>2</sup></b>

You'll love living an active and connected lifestyle in your brand new home at Swell.

This modern family home's size and facade can be customised to your own needs, budget and architectural taste, or it can be built on other homesites for sale in Swell (subject to land availability, and any builder variation costs).

GJ Gardner Homes also has a range of internal and external upgrade options.

**Lot 29 is available as land only for \$530,000\*.**

To secure this house and land package, contact Swell's project sales team on **1800 961 021**.

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DISCLAIMER: Home to be built by GJ Gardner on land separately delivered by Clarence Property. Details believed to be correct at time of preparing subject to builder's disclaimers and product availability. Purchasers must refer to inclusions and conditions contained in the respective Contracts of Sale. The contents of this brochure have been produced prior to completion. Information including plans, images and artist impressions are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Plans indicative and not to scale. The developer and its agents will not be liable for you relying on information contained in this document. Purchasers should seek their own legal and financial advice. Areas are indicative and subject to final survey. Whilst all details have been carefully prepared and are believed to be correct at time of printing, no warranty can be given either expressly or implied by the vendor or their agents.