

# 32 Patrina Circuit, St Georges Basin, NSW 2540

G.J. Gardner. HOMES

## House For Sale

Saturday, 11 November 2023

32 Patrina Circuit, St Georges Basin, NSW 2540

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 500 m2

Type: House



Skye Nelson  
0400890698

**From \$899,000**

The needs of today's family are at the forefront of the Fernbank, a striking home design with an open plan living space, perfectly centred between a unique kid's zone to the rear and the parents' zone to the front. Entertaining with family and friends in the central living space with kitchen, family, dining and outdoor covered alfresco has never been so easy. Stylish and smart, Fernbank designs cleverly wraps up family time and me time and delivers an elegant home everyone will enjoy. This waterside location only a stones throw from the shores of the beautiful St. Georges Basin is your new place to call home. This new estate is close to the amenities you need, shopping centers, cafes, medical facilities, auto shops and educational centers. It is located only 3.5km from the Princes Highway for easy access to Sydney or Canberra and only a 10min drive from the pristine beaches of Jervis Bay. This house and land package comes complete with: - Carpet and Vinyl Throughout - Coast + Hyams Inclusions (ask consultant for info) - Classic Facade (additional facades available at extra cost) - Covered Alfresco and Porch with Tiled Finish- Standard Site Costs, Council Fees & BASIX assessment - Fixed Price until 31st July 2024- House and Land subject to two separate contracts For detailed home pricing please contact us today! NOTE: Package price is based on a standard floor plan and standard facade (actual facade may be smaller than facade 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 transfer of title and searches). Prices are inclusive of GST and may change without notice. Package subject to two separate contracts. The land is being sold in conjunction with the owner and G.J Gardner Homes makes no guarantee the lot number advertised will be available at the time of purchase. 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.