



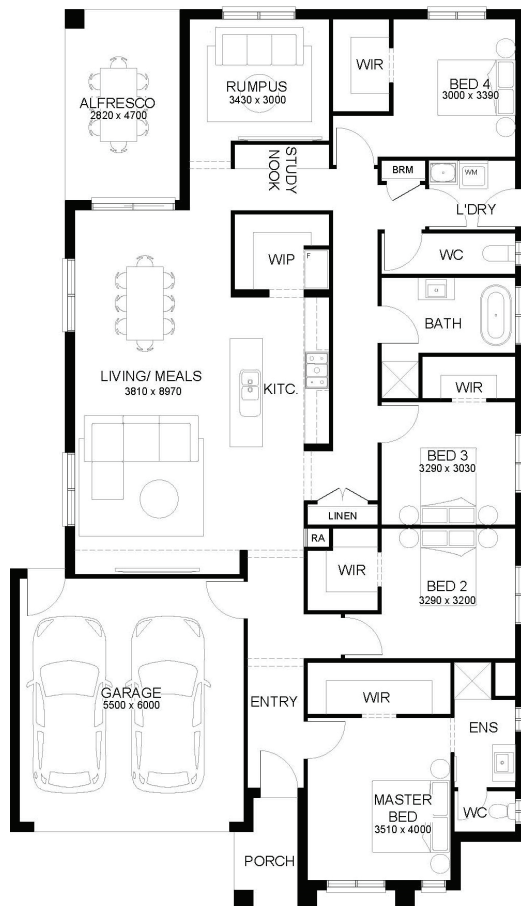
SUITS 14.0M+ BLOCK

HOUSE &amp; LAND PACKAGE

**\$598,477\***first home owners <sup>A</sup>

Lot 807 Heritage Place , MORWELL

4 2 2 2

**LEXINGTON 247**

LOT SIZE 612.5 sqm

HOUSE AREA 246.94 sqm

**Inclusions**

- Site Costs Including Rock Removal
- Council & Developer Requirements
- Bushfire Measures To Meet BAL 12.5
- Colorbond Roof
- Floor Coverings Throughout
- Brick Infills Above Windows and Doors
- 2590mm Ceilings To Single Storey & Ground Floor In Double Storey Homes
- 40mm Stone Benchtops To Kitchen & 20mm To Bathroom & Ensuite
- 900mm Appliances, Dishwasher & Microwave With Trim Kit
- LED Lights Throughout
- Blinds Throughout
- Evaporative Cooling
- 2 Pot Drawers To Kitchen With Soft Closers
- NBN Network

**For more information contact****Sam Yapa on 0430132440**

\*Fixed Price Current As Of 12/08/2024. Fixed Pricing Is Based On Developer Engineering Plans, Estate Guidelines And Plan Of Subdivision. Land Availability And Pricing Supplied By The Developer Are Subject To Change Without Notice. All House And Land Packages Are Subject To Developer Approval. Price Does Not Include Any Stamp Duty, Government, Legal Or Bank Charges. \*Total Package Price Minus \$10K FHOG (Subject To SRO Eligibility) The First Home Owners Grant Is A Government Incentive And Any Claims Will Be Lodged Externally. Photographs In This Flyer May Depict Fixtures, Finishes And Features Either Not Supplied Or Are Upgrade Options By Sherridon. All Floorplan, Facade Images And Photographs Have Been Used For Illustrative Purposes Only (Refer To Contract Documentation For Full Details) And May Not Represent The Final Product As Shown. Please Refer To Your Friendly New Home Consultant For An Exact List Of Inclusions With Detail. Sherridon Homes Reserves The Right To Amend Specification And Price Without Notice. VIC Builder's Licence: CDB-U 50039v

Call **1300 188 668** or visit **sherridonthomes.com.au**

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SUITS 14.0M+ BLOCK

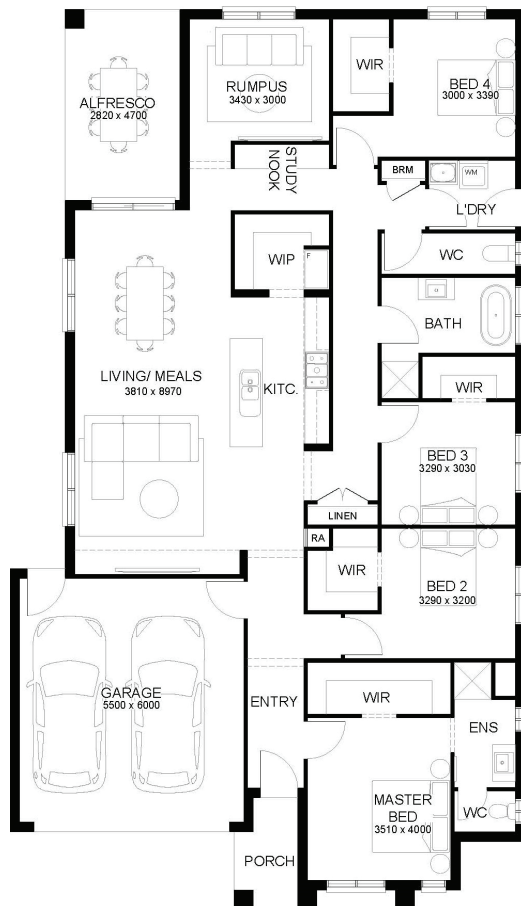
HOUSE &amp; LAND PACKAGE

**\$611,777\***

first home owners ^

Lot 806 Heritage Place , MORWELL

4 2 2 2

**LEXINGTON 247**

LOT SIZE 612.5 sqm

HOUSE AREA 246.94 sqm

**Inclusions**

- Site Costs Including Rock Removal
- Council & Developer Requirements
- Bushfire Measures To Meet BAL 12.5
- Colorbond Roof
- Floor Coverings Throughout
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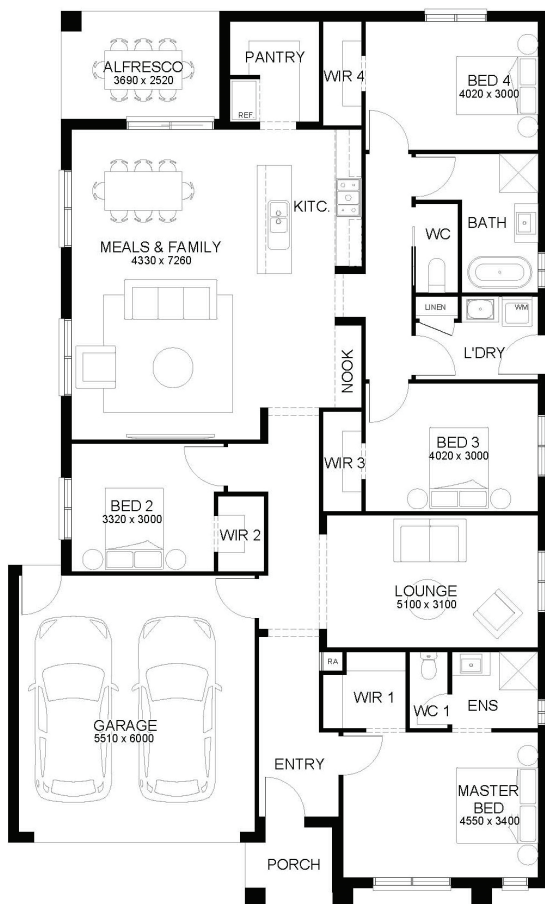
SUITS 14.0M+ BLOCK

HOUSE &amp; LAND PACKAGE

**\$613,177\***first home owners <sup>^</sup>

Lot 801 Heritage Place , MORWELL

4 2 0 2

**SOMERS 238**

LOT SIZE 556.45 sqm

HOUSE AREA 237.75 sqm

**Inclusions**

- Site Costs Including Rock Removal
- Council & Developer Requirements
- Bushfire Measures To Meet BAL 12.5
- Colorbond Roof
- Floor Coverings Throughout
- Brick Infills Above Windows and Doors
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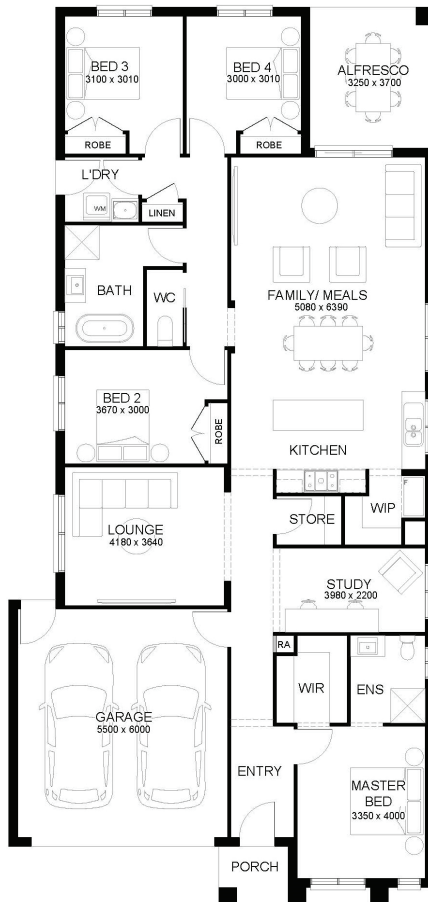
SUITS 12.5M+ BLOCK

HOUSE &amp; LAND PACKAGE

**\$597,477\***first home owners <sup>^</sup>

Lot 803 Heritage Place , MORWELL

4 2 2 2

**MALDON 234**

LOT SIZE 649.02 sqm

HOUSE AREA 234.28 sqm

**Inclusions**

- Site Costs Including Rock Removal
- Council & Developer Requirements
- Bushfire Measures To Meet BAL 12.5
- Colorbond Roof
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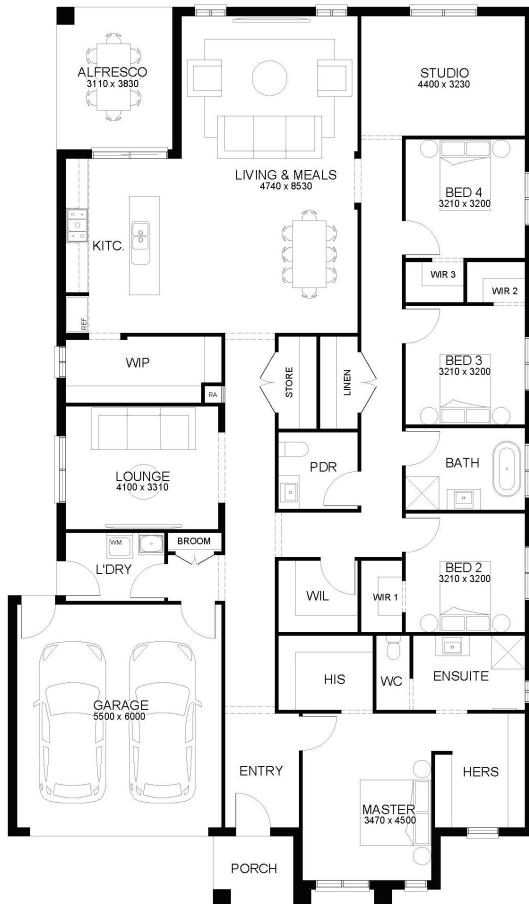
SUITS 16.0M+ BLOCK

HOUSE &amp; LAND PACKAGE

**\$642,777\***first home owners <sup>A</sup>

Lot 809 Heritage Place , MORWELL

4 2 3 2

**WINSLOW 305**

LOT SIZE 612.5 sqm

HOUSE AREA 304.69 sqm

**Inclusions**

- Site Costs Including Rock Removal
- Council & Developer Requirements
- Bushfire Measures To Meet BAL 12.5
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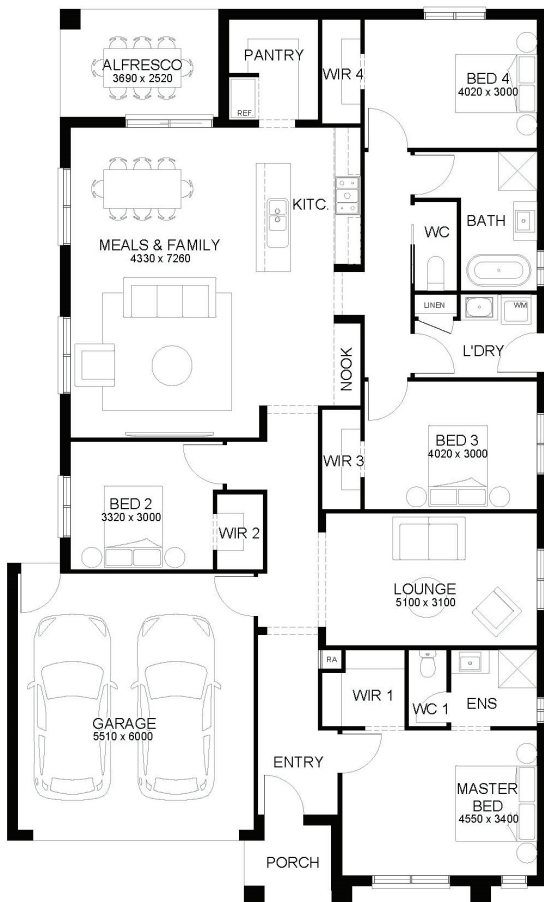
SUITS 14.0M+ BLOCK

HOUSE &amp; LAND PACKAGE

**\$605,677\***first home owners <sup>A</sup>

Lot 808 Heritage Place , MORWELL

4 2 0 2

**SOMERS 238**

LOT SIZE 507.5 sqm

HOUSE AREA 237.75 sqm

**Inclusions**

- Site Costs Including Rock Removal
- Council & Developer Requirements
- Bushfire Measures To Meet BAL 12.5
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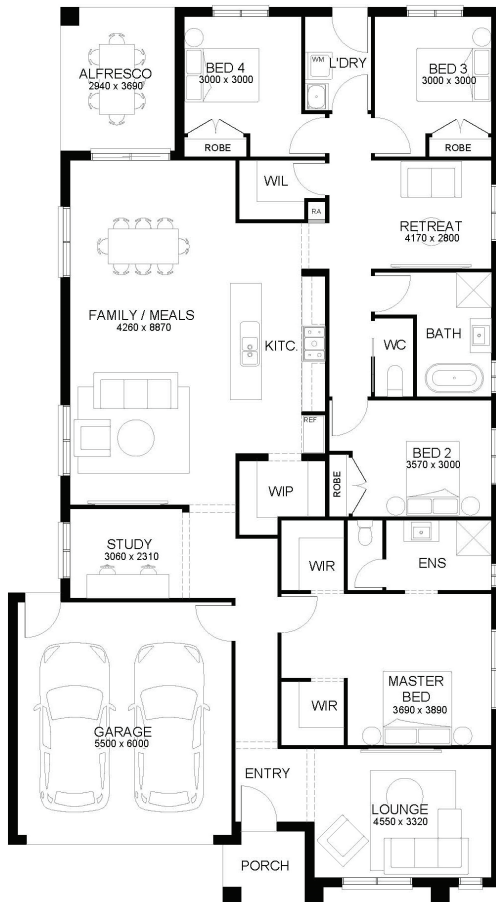
SUITS 14.0M+ BLOCK

HOUSE &amp; LAND PACKAGE

**\$603,777\***first home owners <sup>A</sup>

Lot 805 Heritage Place , MORWELL

4 2 3 2

**NEWBURY 261**

LOT SIZE 507.5 sqm

HOUSE AREA 261.24 sqm

**Inclusions**

- Site Costs Including Rock Removal
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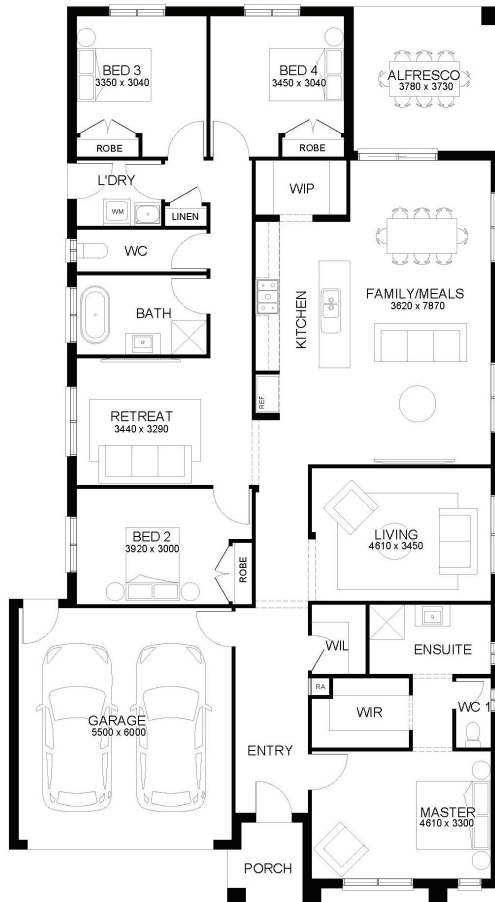
SUITS 14.0M+ BLOCK

HOUSE &amp; LAND PACKAGE

**\$612,477\***first home owners <sup>^</sup>

Lot 810 Heritage Place , MORWELL

4 2.5 3 2

**CLARION 261**

LOT SIZE 507.5 sqm

HOUSE AREA 261.14 sqm

**Inclusions**

- Site Costs Including Rock Removal
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