



**House & Land Package**

**Design** MADISON 203  
**FACADE** Coastal Range Simplicity

4  
 2  
 2  
 202.7sqm  
 479sqm

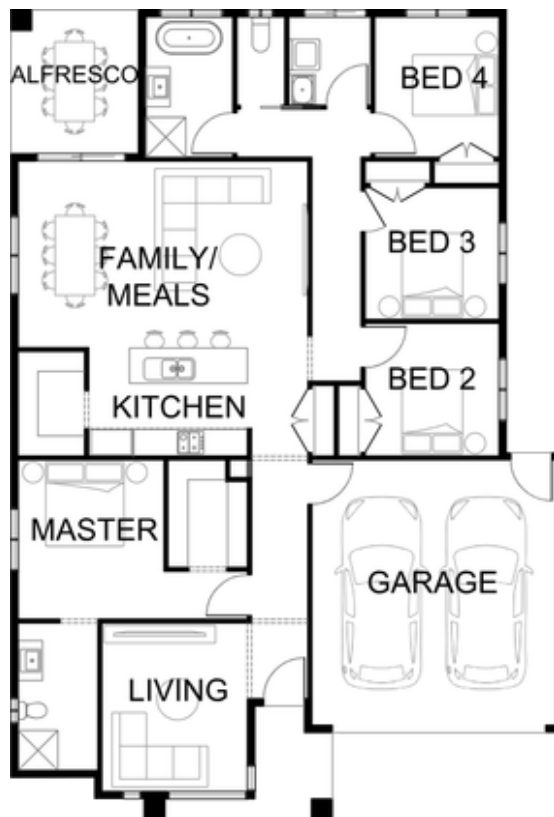
**House & Land Package**

**Lot 202 Heath Dr  
918241 Winchelsea VIC  
3241  
(Allara Estate)**

**House size** 202.7 sqm  
**Land size** 479 sqm  
**Width** 12.47 m **Length** 18.32 m

Priced from  
**\$581,230\***

- " Colour-through concrete driveway to match the front porch (up to 36m<sup>2</sup> for double garage and 22m<sup>2</sup> for single garage homes, colour as specified)
- " Concrete letterbox
- " 3.5kW split system to living area
- " 2590mm high ceilings throughout (ground floor of double-storey homes only)
- " Blockout roller blinds throughout, including up to 2 standard sliding doors
- " Omega 60cm dishwasher (ODW700X)
- " 20mm Caesarstone benchtop in kitchen, bathroom & ensuite
- " Downlights throughout
- " 3.5kW solar system
- " Bushfire BAL 12.5 upgrades
- " NBN
- " Colorbond roof



**Beau Huppert**  
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\* Pricing 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 & land packages are subject to developer approval. Price does not include 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. Floorplan, facades and photographs are for illustrative purposes only (refer to contract documentation for full details) and may not represent the final product as shown. A new home specialist can provide an exact list of detailed inclusions. Sherridon Homes reserves the right to amend specification and price without notice. VIC Builder's Licence: CDB-U 50039v NSW Contractor licence 480633C