






House & Land Package

Design **NEWTON 149**
Range **Simplicity**

 4
  2
  1
  148.6sqm
  512sqm

House & Land Package

**Lot 1130 48 Watercourse
Av
Lara VIC 3212
(Coridale Lara)**

House size 148.6 sqm
Land size 512 sqm
Width 8.38 m **Length** 22.38 m

Priced from
\$723,300*

Build your dream home with Victoria's No.1 Home Builder - and start living the lifestyle you've been imagining. Experience the Simplicity Collection by Sherridon Homes, where modern living is made effortless and affordable. Explore our great value with our Simplicity Inclusions: " Architectural façade " 3.5kW solar PV system " Colorbond sectional garage door " Gas ducted heating to living and bedrooms " 2440mm ceiling height " Quality flooring throughout " Kitchen appliances, including oven, cooktop and canopy rangehood " Tiled splashback to kitchen " Ceramic tiled shower base in ensuite and bathroom " Laundry fit-out " 7 star energy rating

At Sherridon Homes, we believe that owning a stylish, functional, and affordable home should be a dream come true for everyone. Our Simplicity Collection is a testament to this belief, offering a unique living experience that's within effortless reach. Enquire now to speak to a New Home Consultant to assist with your home building journey! Pricing is based on developer engineering plans, estate guidelines and plan of



* 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

BJ

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