




House & Land Package

Design SPARGO 206
Range Essence

 3
  2
  2
  206.3sqm
  400sqm

House & Land Package

**Lot 8112 345 Charlemont Rd
Armstrong Creek VIC
3217
(Armstrong Waters)**

House size 206.3 sqm
Land size 400 sqm
Width 8.5 m Length 17.63 m

Priced from
\$727,700*

Our Essence Collection has plenty of options to choose from and a simple, streamlined process. On top of our standard inclusions below, you can customise your home with affordable upgrade packs to suit your needs. Explore our great value with our Essence inclusions:

- " Architectural façade
- " 3.5kW solar PV system
- " Colorbond sectional garage door
- " Gas ducted heating to living and bedrooms
- " 2440mm ceiling height
- " Kitchen appliances, including oven, cooktop and canopy rangehood
- " Tiled kitchen splashback
- " Ceramic tiled shower base in ensuite and bathroom
- " Laundry fit-out
- " 7-star energy rating



Ground Floor

First Floor

* 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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