



**House & Land Package**

Design SUBIC 160

FACADE Coastal Range Simplicity

4  
 2  
 2  
 160.3sqm  
 339sqm

**House & Land Package**

**Lot 1307 70 Bluewater Dr  
1 Armstrong Creek VIC  
3217  
(Banksia)**

House size 160.3 sqm

Land size 339 sqm

Width 14.85 m Length 14.85 m

Priced from

**\$636,860\***

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 and for a limited time receive up to \$20,000 in upgrades from only \$9,990\*\* " Architectural façade " 3.5kw solar PV system " Colour on concrete driveway (up to 36m2) " Colorbond sectional garage door " 3.5kw split system to living area " 2590mm ceiling height to ground floor " Quality flooring throughout " Block out roller blinds " 20mm stone benchtops to kitchen, bathroom and ensuite " Kitchen appliances, including oven, cooktop, canopy rangehood and dishwasher " Tiled splashback to kitchen " Ceramic tiled shower base in ensuite and bathroom " Downlights throughout " 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



\* 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