



**House & Land Package**

Design BUXTON 326  
FACADE Azure Range Essence

4  
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 2  
 325.8sqm  
 395sqm

**House & Land Package**

**Lot 2023 202 Horseshoe Bend Rd 1 Charlemont VIC 3217 (Charlemont Rise)**

House size 325.8 sqm  
Land size 395 sqm  
Width 11.99 m Length 17.03 m

Priced from  
**\$803,080\***

Build your dream home with Victoria's No.1 Largest Builder - and start living the lifestyle you've been imagining. 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 Our homes are designed with freedom for affordability and flexibility. Our Essence Collection offers open-plan, stylish and functional plans with a streamlined, no-fuss approach providing the essentials you need to create the perfect foundation. Enquire now to speak to a New Home Consultant to assist with your building journey! Pricing is based on



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



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