



House & Land Package

Design **CAROLINE 199**
Range **Essence**

4
 2
 2
 199.0sqm
 412sqm

House & Land Package

**Lot 3212 16 Darwin Av 1
Armstrong Creek VIC
3217
(Ashbury Armstrong Creek)**

House size 199.0 sqm
Land size 412 sqm
Width 11.13 m Length 21 m

Priced from
\$698,740*

Lot 3212 Asbury Estate Titles Q1 2026 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: Developer and council requirements " 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 your New Home Consultant to assist



* 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