



ESSENCE

BRADFORD 253 | 253.2sqm

FIXED PRICE

\$700,920



**Lot 1703 Delmare Dr Leopold VIC 3224
(Estuary Leopold)**

Lot size 447 sqm

4 **2** **2**

Package Inclusions

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

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* Fixed Price Current As Of 17/02/2026. Fixed Pricing Is 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 And Land Packages Are Subject To Developer Approval. Price Does Not Include Any Stamp Duty, Government, Legal Or Bank Charges. Photographs In This Flyer May Depict Fixtures, Finishes And Features Either Not Supplied Or Are Upgrade Options By Sherridon. All Floorplan, Facade Images And Photographs Have Been Used For Illustrative Purposes Only (Refer To Contract Documentation For Full Details) And May Not Represent The Final Product As Shown. Please Refer To Your Friendly New Home Consultant For An Exact List Of Inclusions With Detail. Sherridon Homes Reserves The Right To Amend Specification And Price Without Notice. VIC Builder's Licence: CDB-U 50039v NSW Contractor licence 480633C