

A HIGHER STANDARD

VICTORIA'S
NUMBER 1
HOME
BUILDER

MERRICKS 224

Range: New Living • Facade: Caspian

511sqm 224sqm

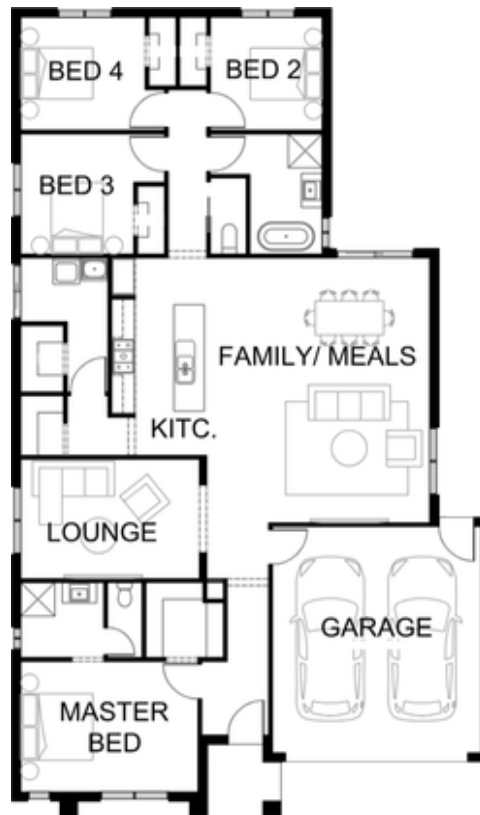
47 Gellibrand Rd
Winter Valley VIC 3358

Priced from

\$607,038

- ✓ Architectural façade
- ✓ 3.5kw solar PV system
- ✓ Colour-through concrete driveway
- ✓ Colorbond sectional garage door with remote
- ✓ Evaporative cooling throughout home
- ✓ Block out blinds
- ✓ 2590mm ceiling height to ground floor & first floor of double storey homes
- ✓ Quality flooring throughout
- ✓ 40mm stone benchtops to kitchen, bathroom & ensuite
- ✓ Kitchen appliances, including oven, cooktop, canopy rangehood, dishwasher & microwave
- ✓ Tiled splashback to kitchen
- ✓ Ceramic tiled shower base in ensuite & bathroom
- ✓ Downlights throughout

House & Land Package



CARRINGUM
BALLARAT

BB

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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