



NEW LIVING

SOMERS 207 | 22sq

FIXED PRICE

\$620,000*



**Lot 337 The Rise, 1The Rise Traralgon,
Traralgon**

Lot size 512 sqm

4 **2** **2**

Package Inclusions

- Architectural façade
- 3.5kw solar PV system
- Colour-through concrete driveway
- Colorbond sectional garage door with remote
- Colourbond Roof
- 27400mm ceiling height
- Quality flooring throughout
- 40mm stone benchtops to kitchen
- 20mm stone benchtops to ensuite & bathroom
- 900mm Kitchen appliances, including oven, cooktop, canopy rangehood, dishwasher
- Floor to Ceiling tiles in ensuite & bathroom
- 1200mm (H) Dwarf Wall in Shower
- LED Downlights throughout
- Double Glazing

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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