



SIMPLICITY

JEFFERSON 156 | 17sq

FIXED PRICE

\$626,590*



**Lot 3317 Elmhurst St, Warralily
Armstrong Creek, Armstrong Creek
Lot size 336 sqm**

3 **2** **1**

Package Inclusions

- Developer and Council requirements
- Architectural façade
- 3.5kw solar PV system
- Colour through concrete driveway (up to 36m2)
- Colorbond sectional garage door
- 3.5kw split system to living area
- 2590mm ceiling height to ground floor
- Quality flooring throughout
- Block out roller blinds
- 20mm stone benchtops to kitchen, bathroom & ensuite
- Kitchen appliances, including oven, cooktop, canopy rangehood & dishwasher
- Tiled splashback to kitchen
- Ceramic tiled shower base in ensuite & bathroom

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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, Façade 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