



PROMENADE

MONACO 371 | 40sq

FIXED PRICE

\$1,117,600*

Lot 403 Wipeout St, Ocean Grand, Ocean Grove

Lot size 402 sqm

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Package Inclusions

- 2740mm ceiling height
- 900mm kitchen appliances: built-in oven, induction cooktop, integrated rangehood
- 40mm stone benchtops in kitchen & bathrooms
- Premium tapware & soft-close toilet suites
- 1500mm freestanding bath & tiled shower bases
- Category 4 carpet & Category 5 timber-look laminate flooring
- Reverse cycle air conditioning
- NBN connection
- Double-glazed windows & sliding doors
- Colorbond garage door



Ground Floor



First Floor

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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