



**SIMPLICITY**

**BALTIMORE 274** | 29sq

FIXED PRICE

**\$747,600\***

**Lot 521 Sun Orchid Gr, Somerset Estate Bannockburn, Bannockburn**

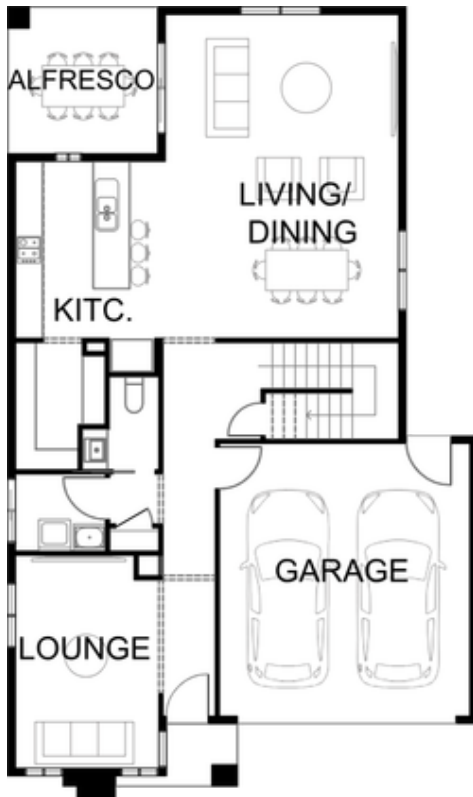
**Lot size 555 sqm**

**4** **2** **2**

**Package Inclusions**

- Build your dream home with Victoria's No.1 Home Builder - and start living the lifestyle you've been imagining.
- Experience the Simplicity Collection by Sherridon Homes, where modern living is made effortless and affordable.
- Explore our great value with our Simplicity Inclusions:
  - " Architectural façade
  - " 3.5kW solar PV system
  - " Colorbond sectional garage door
  - " Gas ducted heating to living and bedrooms
  - " 2440mm ceiling height
  - " Quality flooring throughout
  - " Kitchen appliances, including oven,

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Ground Floor



First Floor

\* 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: CDR-1150029; NSW Contractor licence: 480633C