



SIMPLICITY

NEWPORT 209 | 23sq

FIXED PRICE

\$625,990*



Lot 207 Brahman St, The Reserve, Drouin

Lot size 504 sqm

4 **2** **2**

Package Inclusions

- Colour on concrete driveway (up to 36m2)
- Colorbond sectional garage door with remote
- 3.5kw split system to living area
- Block out blinds
- 2590mm ceiling height to ground floor
- 20mm stone benchtops to kitchen, bathroom and ensuite
- Kitchen appliances, including oven, cooktop, canopy rangehood and dishwasher
- Overhead cabinetry to kitchen
- Ceramic tiled shower base in ensuite and bathroom
- Downlights throughout

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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