



PROMENADE

YORK 414 | 45sq

FIXED PRICE

\$1,260,000*

**Lot 106 Tidal St, Ocean Grand,
Ocean Grove**

Lot size 490 sqm

5 **4** **2**

Package Inclusions

- 2740mm ceiling height to ground floor and first floor
- Reverse cycle air conditioning with zoning
- 40mm stone benchtops to kitchen
- Kitchen appliances, including built-in electric oven, induction cooktop, integrated rangehood and dishwasher
- Double bowl undermount sink, Overhead cupboards and pot drawers
- 20mm stone benchtops to bathroom, ensuite and laundry
- Downlights throughout
- 3.5kw solar PV system



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