



PROMENADE

MONACO 438 | 47sq

FIXED PRICE

\$1,351,060*

**Lot 2916 Mona Cct, Modeina,
Burnside**

Lot size 448 sqm

5 **5** **2**

Package Inclusions

- Fixed price site costs
- Developer and council requirements
- Colorbond sectional garage door with remote
- Reverse cycle air conditioning with zoning
- 2740mm ceiling height to ground floor and first floor to double storey homes
- 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

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Ground Floor



First Floor



* Pricing is based on developer engineering plans, estate guidelines and plan of subdivision. Land prices and availability must be confirmed with the developer prior to purchase. All house and land packages are subject to developer approval. Sherridon Homes reserves the right to amend specification and price without notice. Price does not include any stamp duty, government, legal or bank charges. *Total package price minus \$10K FHOG if applicable (subject to SRO eligibility). The First Home Owners Grant is a government incentive and any claims will be lodged externally. 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. Pricing may include relevant promotions and upgrade packs. Please refer to your friendly New Home Consultant for an exact list of inclusions with detail. VIC Builder's Licence: CDB-U 50039, Regional VIC Builder's License CDB-U 101150