

A HIGHER STANDARD

VICTORIA'S  
NUMBER 1  
HOME  
BUILDER

## ROSEDALE 221

Range: Essence • Facade: Azure

4 2.5 2 532sqm 221sqm

48-50 Bluewater Dr  
Armstrong Creek VIC  
3217

## House & Land Package

**\$752,780**

- ✓ Architectural façade
- ✓ 3.5kW solar PV system
- ✓ Colorbond sectional garage door
- ✓ Gas ducted heating to living & bedrooms
- ✓ 2440mm ceiling height
- ✓ Kitchen appliances, including oven, cooktop & canopy rangehood
- ✓ Tiled kitchen splashback
- ✓ Ceramic tiled shower base in ensuite & bathroom
- ✓ Laundry fit-out
- ✓ 7-star energy rating

### Home Area



BH

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Pricing 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 & land packages are subject to developer approval. Price does not include Stamp Duty, Government, legal or bank charges. \*Total package price minus \$10K FHOG (subject to SRO eligibility). The First Home Owners Grant is a Government incentive and any claims will be lodged externally. Photographs in this flyer may depict fixtures, finishes and features either not supplied or are upgrade options by Sherridon. Floorplan, facades and photographs are for illustrative purposes only (refer to contract documentation for full details) and may not represent the final product as shown. A new home specialist can provide an exact list of detailed inclusions. Sherridon Homes reserves the right to amend specification and price without notice. VIC Builder's Licence: CDB-U 50039v NSW Contractor licence 480633C