



ESSENCE

BRADFORD 253 | 27sq

FIXED PRICE

\$539,000*



Lot 7 Mill Lane, Ridge Views Rosedale, Rosedale

Lot size 792 sqm

4 2 2

Package Inclusions

Build your dream home with Victoria's No.1 Largest Builder - and start living the lifestyle you've been imagining. Our Essence Collection by Sherridon Homes has plenty of options to choose from and a simple, streamlined process, all included at a fixed price. Explore our great value with our Essence inclusions: Fixed price site costs Developer and council requirements Colour on concrete driveway, up to 25m2 Colorbond sectional garage door with remotes Colourbond roof 2590mm ceiling height to ground floor 20mm stone benchtop to kitchen, ensuite and bathroom 900mm Kitchen appliances, including oven, cooktop, canopy rangehood and dishwasher Tiled kitchen splashback Driveway - Blinds - Clothesline - Letterbox Heating & Cooling 3.5kW solar PV system 7-star energy rating Our homes are

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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