



SIMPLICITY

NEWTON 130 | 14sq

FIXED PRICE

\$562,590*



Lot 317 Rosewood St, Loom Warragul, Warragul

Lot size 325 sqm

3 **2** **1**

Package Inclusions

- " Site Costs Allowance Including Rock Removal
- " Minimum 7 Star Energy Rating
- " Colorbond Roof
- " Floor Coverings Throughout
- " Colour through concrete driveway (up to 36m²)
- " Letterbox
- " 3.5kw Split System To Living Area
- " 2590mm Ceilings
- " Overhead cupboards to kitchen
- " 3.5kw Solar System
- " 900mm Appliances
- " 20mm engineered stone bench tops
- " Block Out Roller Blinds Throughout
- " Dishwasher

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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