



ESSENCE

**NEWHAVEN 168** | 18sq

FIXED PRICE

**\$596,010\***



**Lot 7001 Heysen Rise, Brandy Creek Views, Warragul**  
**Lot size 628 sqm**

4 2 2

**Package Inclusions**

- ▄ " Site Cost Allowance
- ▄ " 900mm appliance
- ▄ " 20mm engineered stone bench tops
- ▄ " Overhead cupboards
- ▄ " Dishwasher
- ▄ " NBN connection to home
- ▄ " 2590 high ceilings
- ▄ " Driveway 25m2
- ▄ " Timber laminate to main area
- ▄ " Brick Infill Over Windows And Door
- ▄ " Minimum 7-Star Energy Rating For Standard designs
- ▄ " Letter box
- ▄ " Clothesline
- ▄ " 18 month Price Lock

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Victoria's No.1 Home Builder

\* 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