



ESSENCE

ROSEDALE 221 | 24sq

FIXED PRICE

**\$785,200\***

Lot 2228 Alabaster St, Orana by Balcon, Clyde North  
Lot size 355 sqm

4 2 2

**Package Inclusions**

- Fixed price site costs
- Developer and council requirements
- Colour on concrete driveway, up to 25m<sup>2</sup>
- Colorbond sectional garage door with remote
- 25900mm ceiling height to ground floor
- 20mm stone benchtop to kitchen, ensuite and bathroom
- Kitchen appliances, including oven, cooktop, canopy rangehood and dishwasher
- Overhead kitchen cabinetry
- Ceramic tiled shower base in ensuite



Ground Floor

First Floor

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\* 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, façade 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