



NEW LIVING

MALDON 234 | 25sq

FROM PRICE

\$665,000*



**Lot 64 Sitella Crescent, Emu Rise
Strathfieldsaye, Strathfieldsaye**
Lot size 476 sqm

4 2 2

Package Inclusions

- Fixed price site costs
- Custom Layout options
- Refrigerative Ducted heating and cooling
- 3.5kw solar PV system
- Colour-through concrete driveway
- Colorbond roof and garage door with remote
- Block out blinds
- 2590mm ceiling height
- Double glazed windows and doors
- 20mm stone benchtops
- Kitchen appliances
- Brick infill above windows, doors and garage
- Locks and flyscreens
- 7 star energy rating

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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