



NEW LIVING

NEWBURY 261 | 28sq

FROM PRICE

\$799,995*



Lot 11913 Simpson Cct, Warralily
Armstrong Creek, Armstrong Creek
Lot size 448 sqm

4 2 2

Package Inclusions

- Colour-through concrete driveway (up to 35m2)
- 2740mm ceiling height to ground floor
- 40mm stone benchtops to kitchen
- Colorbond sectional garage door with remote
- Quality flooring throughout
- Tiled splashback to kitchen
- Kitchen appliances, including oven, cooktop, canopy rangehood and dishwasher
- Double bowl undermount sink
- Floor to ceiling tiles to bathroom and ensuite
- Downlights throughout
- 3.5kw solar PV system
- 7 star energy rating

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Victoria's No.1 Home Builder

* 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