



SUITS 14.0M+ BLOCK

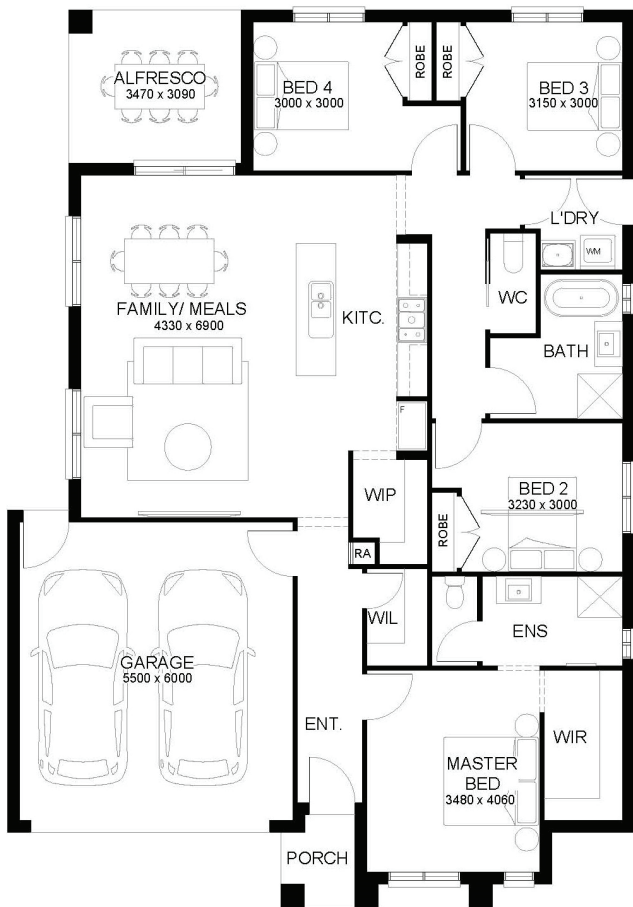
HOUSE & LAND PACKAGE

**\$708,040\***

first home owners \$698,040<sup>^</sup>

Lot 119 The Grange Waurn Ponds , WAURN

4 2 1 2



## GENOA 203

SHERRIDON HOMES  
A HIGHER STANDARD

LOT SIZE 406 sqm

HOUSE AREA 203.06 sqm

### Inclusions

- Fixed Site Costs Including Rock Removal
- 7-star energy rated homes
- Double-glazed awning windows and sliding doors to single-storey homes (where required)
- Double-glazed awning windows and sliding doors to double-storey homes throughout
- 40mm edge category 1 stone bench top
- 1500mm freestanding bath
- Brickwork above all elevations including windows, external doors and over garage with face brick.
- Evaporative cooling throughout
- 900mm appliances
- Tiled shower bases
- Colour on concrete driveway (up to 35m<sup>2</sup>)
- Overhead cupboards to kitchen

For more information contact

Maegan Williams on 0467 320 341

\*Fixed Price Current As Of 23/09/2024. 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. \*Total Package Price Minus \$10K FHOG (Subject To SRO Eligibility) The First Home Owners Grant Is A Government Incentive And Any Claims Will Be Lodged Externally. 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