



SIMPLICITY

Lot 119 The Grange Estate
(Express Package)

SHERRIDON HOMES®
A HIGHER STANDARD

HOUSE & LAND PACKAGE

Lot 119 Banrock Court, Waurn Ponds (The Grange)

SIMPLICITY



Rockledge 193 | Coastal Façade

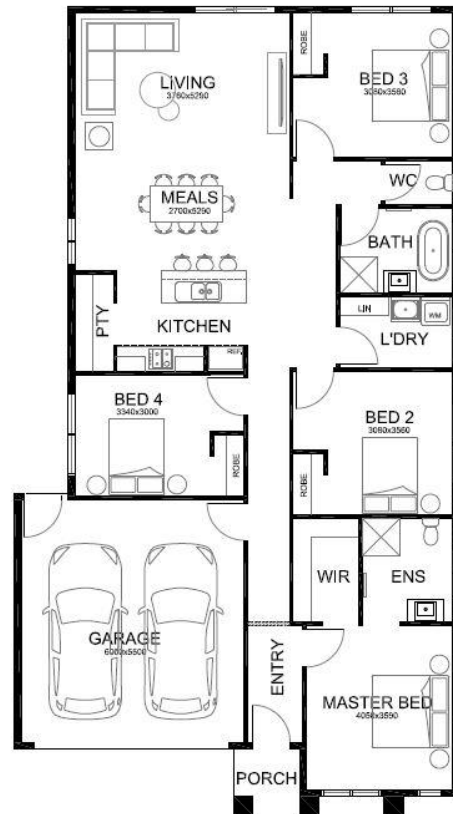
4 2 1 2

FIXED PRICE CONTRACT

\$718,590

INCLUSIONS

- Fixed Site Costs including rock removal
- 7-star energy rated home
- Double-glazed awning windows and sliding doors to single-story homes (where required)
- Colour on concrete driveways (up to 36m²)
- Letterbox
- 3.5kw split system to living area
- 2590mm high ceilings throughout (ground floor of double storey homes only)
- Block out roller blinds throughout including 2 standard sliding doors
- Omega 60cm dishwasher
- 20mm Caesarstone benchtop throughout (kitchen, bathroom & ensuite only)
- Downlights throughout



Land size: 406.00 sqm

House size: 192.72 sqm

**For more information contact
Adam Duster 1300 881 780**

The builder reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approximate, refer to contract documentation for details. The First Home Owners Grant is a government incentive and is subject to change. VIC Builder's Licence CDB-U50038

Visit sherridonhomes.com.au

SHERRIDON HOMES
A HIGHER STANDARD

Sherridon Pty Ltd | 56 Barclay Road, Derrimut, Victoria 3026 | P 03 8390 1000 or 1300 188 668 | E info@sherridonhomes.com.au | Registered Building Practitioner CDB-U50039

SIMPLICITY EXPRESS



GET ALL THESE UPGRADES INCLUDED



- ✓ Colour on concrete driveway (up to 36m²)
- ✓ Letterbox
- ✓ 3.5kw split system to living area
- ✓ 2590mm high ceilings throughout (ground floor of double storey homes only)
- ✓ Block out roller blinds throughout including 2 standard sliding doors
- ✓ Omega 60cm dishwasher ODW700X
- ✓ 20mm Caesarstone benchtop throughout (kitchen, bathroom & ensuite only)
- ✓ Downlights throughout

SIMPLICITY
BY SHERRIDON

*Terms and Conditions apply. This promotion is only available to new deposits taken from the 13th October 2022 and cannot be used in conjunction with any other offer including discounts. The offer is not transferable for cash or credit at contract (irrespective of any unused promotion credit amounts). Sherridon Homes reserves the right to withdraw, extend or alter this offer at any time without notice. The offer is applicable to Simplicity home designs only and includes upgrades up to the total retail value of \$20,000. 12-16 square single storey homes pay \$9,900, 17-24 square single storey homes pay \$11,500 and all double storey homes pay \$11,500. Single storey pricing is based on the Subic 24 and double storey pricing is based on Santorini 23. Simplicity Express is available in Metro Melbourne and Geelong build zone (Metro Central, Metro Surcharge 2, Metro Surcharge 3, Metro Surcharge 4) and Bendigo, Ballarat, Gippsland and Shepparton Build Zone (refer to Sherridon Homes Regional Build Map). This offer does not apply to any New Living or Homestead range of homes. Photographs in this brochure may depict fixtures, finishes and features either not supplied or are upgrade options by Sherridon. 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. Please refer to your friendly New Home Consultant for an exact list of inclusions, assistance in making a façade choice and please refer to the master drawings for accurate features and dimensions. VIC Builder's Licence: CDB-U 50039. 13.10.2022.



SIMPLICITY

Standard Inclusions

BUILDING ALLOTMENT

Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

Concrete waffle pod slab, engineer designed "M" class, maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if founding conditions differ.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

Termite treatment, including Part A penetration capping & Part B slab perimeter spray system.

CONNECTION OF SERVICES

Single phase underground power (up to 10m).

Water connection (dry tap connection on same side of street).

Gas connection (up to 10m).

Sewer and stormwater connection (up to 600m² block).

Telephone conduit and draw cable from the supply pit. Connection to pit is the owners' responsibility. Excludes telephone connection costs and all consumer account opening fees.

EXTERNAL FEATURES

Light Weight Cladding: Rendered Hebel panels. Finish and colour to be selected from builder's standard range (design specific – refer to working drawings for extent of cover).

Render: Acrylic texture coating render. Colour to be selected from builder's standard range (refer working drawings for extent of cover).

Roof Cover: Dark colour concrete roof tiles (design specific) to be selected from builder's standard Category 1 range to meet 7-star energy rating in Metro & Metro Surcharge areas only. Dark colour Colorbond® steel roof with sarking to be selected from builder's standard Category 1 range to meet 7-star energy rating in Regional Victoria build zones only.

Roof Plumbing: Colorbond® gutter, fascia, flashings and downpipes.

Front Entry Door: 2040mm high x 920mm wide Hume 'Newington' range XN1 with clear glazing and aluminium frame and sill.

Lever entrance set with double cylinder deadbolt.

Laundry Door: Aluminium powder coated sliding door. Colour to be selected from builder's standard range.

Roof Pitch: 22.5 degree (design specific).

Window and Doors:

Single Storey Homes - Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear.

Double glazed awning windows and sliding doors as required to meet 7-star energy rating.

Double Storey Homes - Double glazed awning windows and sliding doors throughout as required to meet 7-star energy rating.

Locks: To all windows and sliding doors keyed alike.

Draft Exclusions: Full perimeter draft seals to all entry door frames and internal access door to garage and garage external pedestrian door.

FRAMING

Walls: Prefabricated 90mm thick stabilised timber frame throughout.

Roof: Prefabricated engineer designed stabilised timber roof trusses.

INSULATION

Ceiling: Ceiling insulation as required to meet 7-star energy rating (excludes garage ceiling).

External Walls: Glasswool batts (including party wall between house and garage) plus weather wrap to ground and first floor, joins in weather wrap to be taped and gaps around windows/doors to meet 7-star energy rating.

INTERNAL FEATURES

House and Garage Ceiling Height: 2440mm ceiling height (nominal) to single storey with 75mm cove cornice.

2440mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Room Doors: Flush panel 2040mm high throughout.

Room Door Furniture: Gainsborough passage set.

Mouldings: Skirtings - 67x18mm single beveled primed MDF.

Architraves - 67x18mm single beveled primed MDF.

Door Stop: Nylon 75mm, white.

PAINTWORK

Two-coat application. All paint colours to be selected from builder's standard range category 1.

HEATING

Gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/supplier's recommendations for home size.

HOT WATER SYSTEM (ESTATE SPECIFIC)

Hot Water: Air-water heat pump system with 170 litre storage tank, and continuous mains pressure 20 litre gas booster.

OR Gas continuous flow water heater system (up to 27 sq.'s – 20 L/M Unit and 28 sq.'s and above 26 L/M unit).

Note: Continuous flow water heater will be used in estates where recycled water is available. Charges apply.

KITCHEN

Appliances: 600mm wide underbench electric stainless steel oven.
600mm wide stainless steel gas cook top with cast iron trivets.
600mm wide stainless steel canopy rangehood.
Provision for future dishwasher including single power point and capped cold water point.

Cabinetry: Base Cupboards - Fully lined white melamine cabinets, refer to working drawings.

Doors - Laminate finish from builder's range Category 1.

Handles - Select from builder's range Category 1.

Sink: Stainless steel double bowl sink.

Tap: Phoenix 'Vivid' sidelever mixer 220mm gooseneck in chrome finish.

Bench Top: Square edge laminate benchtop selection from builder's standard range.

Splashback: Builders Category 1 ceramic wall tiles to areas as per standard working drawings.

Microwave Provision: Incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point.

BATHROOM, ENSUITE, POWDER ROOM AND WC

Mirror: 1150mm high, polished edges to full width of vanities.

Basin: Ceramic abovement low profile square inset basin (white), chrome waste 1 tap hole/overflow.

Bench Top: 850mm high square edge laminate benchtop selection from builder's standard range.

Bath: Vega 1500mm freestanding bath (white) product specific.

Shower Bases: Step free 900mm x 900mm ceramic tiled shower base. Selection from builder's standard Category 1 range.

Shower Screens: 1850mm high semi framed with pivot door.

Taps and Outlets: Shower - Phoenix 'Vivid' rail shower with Phoenix 'Vivid' shower wall mixer.

Bath - Phoenix 'Vivid' straight wall-mounted bath outlet and mixer.

Basin (Top Mounted) - Phoenix 'Vivid' basin mixer.

Accessories: Phoenix 'RADII' toilet roll holders and towel rails or hooks.

Toilet Suite: Lynx soft close china toilet suite in white.

LAUNDRY

Trough: 45 litre stainless steel inset trough without bypass.

Laundry Cabinet: Melamine underbench cabinet with laminate benchtop.

Tapware: Phoenix 'Ivy' sink mixer in chrome finish.

By-Pass: Direct connection to side of trough waste outlet.

ELECTRICAL

Solar PV: Solar PV (Photovoltaic) System 3.0kW (minimum).

Light Points: Batten light points as per standard electrical layout.

External Light Points: Flood light wall mounted light fitting as per working drawings.

Power Points: White surround double power points throughout excluding dishwasher, microwave and refrigerator provisions (refer working drawings).

Smoke Detector: Hardwired with battery backup.

Exhaust Fans: Exhaust fans vented to outside air via a duct.

TV Points: (2 No) pre-wired TV points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) as per working drawings.

Telephone Points: (2 No) pre-wired telephone points (one to main bedroom and one to kitchen) as per working drawings, including underground connection to supply pit.

Safety Switch: RCD safety switch and circuit breakers to meter box.

NBN: Provide basic home wiring network, including connections to NBN and standard connections to fibre optics.

PLUMBING

(2 No) garden taps, one located to the front water meter and one adjacent the external Laundry door. Product specific.

TILING

Wall Tiles: Builders Category 1 ceramic wall tiles to areas as per standard working drawings.

Floor Tiles: Builders Category 1 ceramic floor tiles to laundry, ensuite, bathroom, WC, and powder room (if applicable to the design) with 100mm tiled skirting, as per standard working drawings.

FLOOR COVERINGS

Carpet: Selected from builder's standard category 1 range to bedrooms and second living area, rear hallway and staircase (house specific - refer working drawings).

Timber Laminate: 'Rustic' range timber-look laminate flooring to entry, kitchen, meals and family (house specific - refer to working drawings).

STORAGE

Shelving: Robes & Walk-in Robes - One white melamine shelf and hanging rail.

Pantry/Linen - Four white melamine shelves.

Broom - One white melamine shelf (design specific).

Robe Doors: 2040mm high double flush panel hinged doors.

STAIRS (DOUBLE STOREY HOMES)

Pine handrail, painted gloss finish, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).

GARAGE

Garage Door: Colorbond® sectional door in contemporary profile.

Garage Door Infill: Rendered Hebel over front garage door.

Pedestrian Door (Home Specific): 2040mm high weatherproof flush panel door with aluminium frame and sill.

Internal Access Door (Home Specific): 2040mm high flush panel door with timber frame, including full perimeter draft seals.

Door Furniture: Lever entrance set.

BUSHFIRE REQUIREMENTS

Up to BAL 12.5 rating in Regional Victoria build zones only. Other location exclusions may apply. Your New Home Specialist will advise on eligibility of this inclusion.

7-STAR ENERGY

Minimum 7-star energy rating for standard house plans including all facades on any orientation. Based on Ballarat climate zone and like for like dwellings either side.

Owner(s) Initials:...../.....

Date:/...../.....

Sherridon Homes reserves the right to amend specifications, pricing and promotion without prior notice. Inclusions cannot be redeemed for other inclusions or cash. Imagery for illustrative purposes only. VIC Builder's Licence CDB-U 50039. Effective 01.05.24 V1_160724

Single storey facades

DOUBLE GARAGE



MODERN



CONTEMPORARY

SIMPLICITY

Single storey facades

DOUBLE GARAGE



COASTAL

SIMPLICITY