



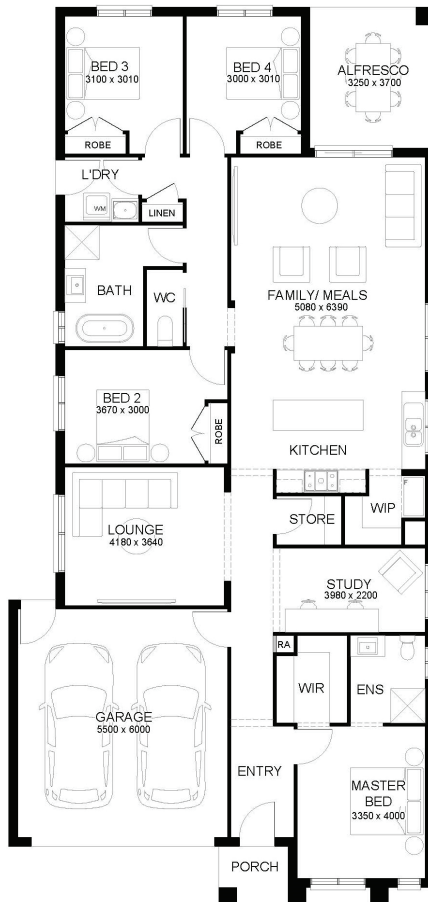
SUITS 12.5M+ BLOCK

HOUSE &amp; LAND PACKAGE

**\$683,650\***first home owners <sup>^</sup>

Lot 44 The Willows, YARRAWONGA

4 2 2 2

**MALDON 234**

LOT SIZE 779 sqm

HOUSE AREA 234.28 sqm

**Inclusions**

- Site Cost Allowance Including Rock Removal
- 7-star energy rated homes
- Double-glazed awning windows and sliding doors (where required)
- 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 35m2)
- Overhead cupboards to kitchen

**For more information contact**  
**Gayle Laree on 0436 291 525**

\*Allowance Package Current As Of 13/05/2025. 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

Call **1300 188 668** or visit **sherridonthomes.com.au**

Sherridon Pty Ltd | 56 Barclay Road, Derrimut, Victoria 3026 | P +61 3 8390 5000 | E info@sherridonthomes.com.au | Registered Building Practitioner CDB-U50039