



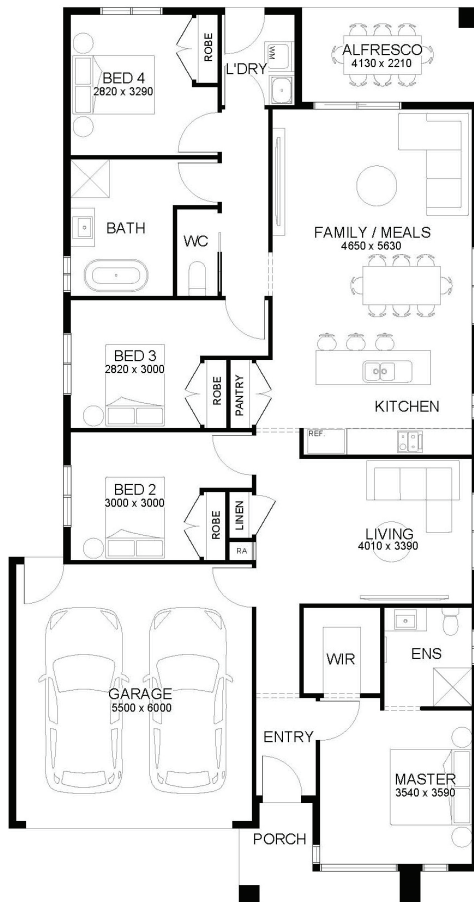
SUITS 12.5M+ BLOCK

HOUSE &amp; LAND PACKAGE

**\$751,446\***

Lot 925 The Patch, WOLLERT

4 2 2 2

**PHOENIX 202****THE PATCH**

LOT SIZE 448 sqm

HOUSE AREA 202.42 sqm

**Inclusions**

- Fixed Site Costs Including Rock Removal
- 7-star energy rated home
- 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
- Colour on concrete driveway (up to 36m<sup>2</sup>)
- 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)

**For more information contact  
Frank Mushtaq on 0432 905 897**

\*Fixed Price Current As Of 22/08/2024. 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 50039

Call 1300 188 668 or visit [sherridonhomes.com.au](http://sherridonhomes.com.au)Sherridon Pty Ltd | 56 Barclay Road, Derrimut, Victoria 3026 | P +61 3 8390 5000 | E [info@sherridonhomes.com.au](mailto:info@sherridonhomes.com.au) | Registered Building Practitioner CDB-U50039