



HOUSE & LAND PACKAGE
\$627,590*

LOT 1725 Sutil Drive, Clyde North

4 2 2 2



CLIFTON 28

LOT SIZE 448 sqm

HOUSE AREA 258.60 sqm



Inclusions

- New Build With Fixed Price Site Costs & Connections
- Developer & Council Requirements
- Driveway Up To 35m2
- Timber Flooring to Entry/Kitchen/Meals/Dining (House Specific)
- Carpet to Bedrooms and Rear Passage (House Specific)
- Tiles to Wet Areas (Laundry, W.C, Bathroom, Ensuite & Powder Room)
- Remote Control to Garage Door
- Landscaping to front only inc Letterbox
- Internal LED Down Lights Throughout
- Kitchen Overhead Cupboards (House Specific)
- Dishwasher
- 2590mm High Ceiling to Sgl Storey & Grnd Flr of Dbl Storey
- Evap Cooling, 7 Points to Sgl Storey/Upper Floor of Dbl Storey
- 20mm Stone Benches to Kitchen, Bathroom & Ensuite
- 900mm Appliances including Freestanding Oven and Rangehood

**For more information contact
 Beau on 0468355289**

Fixed Price current as at 21/05/2019. Hebel homes may be smaller than dimensions shown on the floorplan due the external wall thickness; see working drawings for Hebel home dimensions. Package price excludes external lighting, telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. ^Carpet and timber laminate flooring from Sherridon Homes Category 1 selection. Sherridon Homes reserves the right to alter the images or descriptions without notice. All home and land packages cannot be used in conjunction with any other Sherridon offers or discounts. All home & land packages are subject to developer and council approval. Land prices and availability are subject to change without notice. ©2019 Sherridon Homes Pty Ltd. Region: Greenfields

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

Sherridon Pty Ltd | 56 Barclay Road, Derrimut, Victoria 3026 | VIC Builder's Licence: CDB-U 50039 | P +61 3 8390 5000 |

E info@sherridonthomes.com.au