

**TITLED LAND**

**Sh**  
**SHERRIDON**  
HOMES

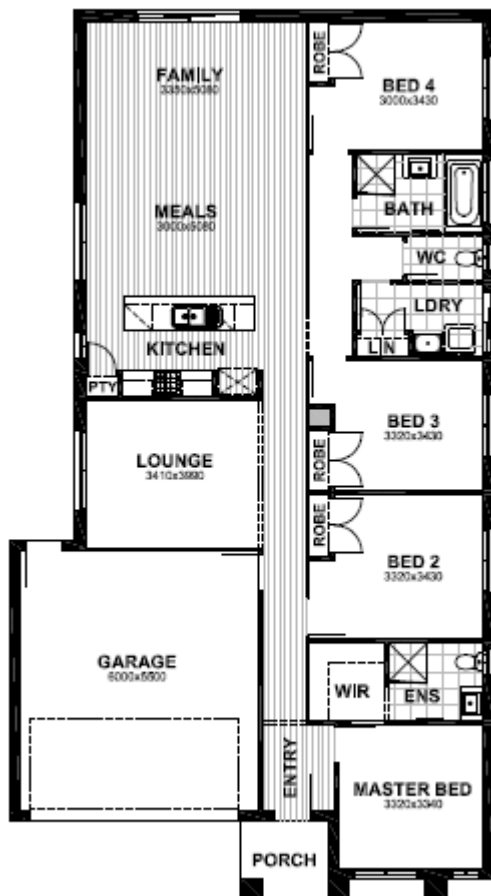
**HOUSE & LAND PACKAGE**

**\$479,590**

**INCL. GOVERNMENT  
BUILDER & FIRST HOME  
BUYER GRANTS OF  
\$35,000**

**LOT 3949 URQUHART ST, MICKLEHAM**

**(Merrifield Estate)**



## MADISSON 22

4 2 2

LOT SIZE: 350m<sup>2</sup>

HOUSE AREA: 22sq

### STRAIGHT IN Inclusions

- FIXED SITE COSTS INCL. ROCK
- FULL FLOOR COVERINGS
- 2590MM CEILINGS
- 900MM EURO APPLIANCES
- STONE BENCH TOPS TO KITCHEN
- BLINDS TO ALL WINDOWS
- DOWNLIGHTS THROUGHOUT
- COLOURED DRIVEWAY
- FRONT LANDSCAPING
- COUNCIL REQUIREMENTS
- NBN CONNECTIONS
- FLYSCREENS AND WINDOW LOCKS
- CLOTHES LINE WITH CONCRETE PAD
- CONCRETE LETTERBOX
- EVAP.COOLING & much more.....

**For more information contact  
Andrew de Borzatti  
on 0402 633 558**

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.

Government builder and first home buyer grants are a government incentives and are subject to change and approval, the AHB group is not responsible for payment and or approval.

**Call** 0402633558 **or visit** [sherridonhomes.com.au](http://sherridonhomes.com.au)

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HOMES

**'building made easy'**  
made affordable made simple made yours...