



HOUSE & LAND PACKAGE

From **\$734,604***LOT 4991 Flockhart Street, Merrifield Estate,
Mickleham

4 2 3 2

Free front landscaping by Merrifield valued up to \$8,000^

**BALTIMORE 30**

LOT SIZE 350 sqm

HOUSE AREA 276.52 sqm

merrifield

Inclusions

- Build Your Dream -Package Price From Only
- Anticipated Land Title release date February 2023
- Turnkey package (Inc. landscaping, letterbox, clothesline & fencing)
- Developer & Council Requirements Incl
- Garage Sectional Door In Contemporary Profile
- Flooring Throughout Home
- 2 Coat Paintwork
- Cat 1 Ceramic Floor Tiles To Laundry, Ensuite, Bathroom & WC
- Omega 900mm upright cooker & rangehood
- 20mm square edge stone benchtops to Kitchen, Ensuite and Bathroom
- Gas Ducted Heating
- Up to 20 x LED downlights in white finish
- 2590mm ceiling height (to ground floor on double storey home)
- Rendered Hebel exterior (design specific)
- Phoenix Tapware Throughout
- Ask Us About Our Upgrade Packs!

For more information contact**Nathan on 0476 497 413**

* Package price is based on standard home, standard façade unless specified, builder's preferred siting and current promotion. Pricing may vary due to actual land availability. Sherridon Homes reserves the right to change prices without notice. Fixed price packages are subject to developer's design review panel for final approval. First Home Buyer price less First Home Owner Grant subject to SRO eligibility criteria. Photos for illustration purposes only and include examples of upgrades not included in the package price. Build zones apply. BAL rating up to 12.5 included (if applicable). Should client variations alter the requirements to achieve compliance, Sherridon Homes will debit or credit the client via a post contract variation. Contact sales consultant for more information regarding inclusions, promotions, rebates, pricing or special conditions. For additional terms and conditions see www.sherridonhomes.com.au/terms-conditions. Package price correct at 2021-11-23

^Terms and conditions apply, refer to Merrifield Estate.

Call **1300 188 668** or visit

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