



Lot 413 Sherwood Grange

Land Area : 819 Sq Mt

House Area : 29 Squares

Bedrooms : 4

Living Areas : 2

**\$1,008,800**

**Colourbond  
Roof included  
at Not Cost!!**

**Deposit today  
and receive  
\$75K worth of  
inclusions for  
no cost!**

#### Inclusions

2740mm Ceilings

2340mm high x 1020 wide stained entry door

2340mm high internal doors

30 LED downlights

Bank of four pot drawers

Water point to fridge space

Glass splash back to kitchen & butler kitchen

Butler Pantry with 1500mm long stone bench

Soft closing cabinetry

900mm cooktop, rangehood & oven

600mm dishwasher

40mm stone bench to kitchen & butler pantry

20mm stone bench to Ensuite/bath & laundry vanities

Floor to ceiling tiles to Master ENS

Niche to ENS & bath

Double vanity to ensuite

Stacker door to Alfresco (design specific)

Evaporative cooling

Ducted Heating

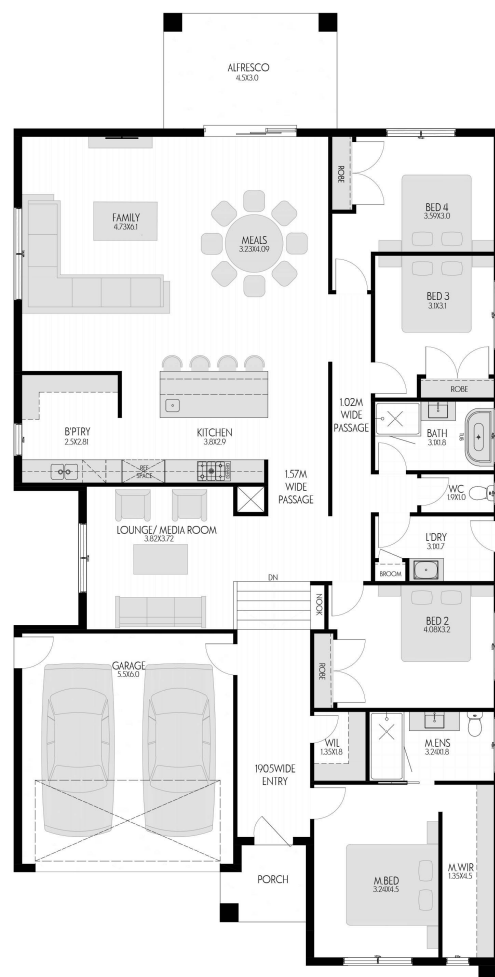
Timber look garage door

3 coat paint finish to walls

Choice of facade with option of raised Porch

Stained battens to facade (Facade specific)

Site cost up to H2 class (condition apply)



For Enquiries Contact:

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**ELEMENTS**  
DESIGN & BUILD

\*Prices current as of 20/02/2023. Pricing based on developer, engineering plans & plan of subdivision. \*Site costs cover up to H2 class slab, 500mm fall and as per builders terms and conditions (refer builder site cost terms and conditions). Confirm land prices & availability prior to purchase. Ridgewater Homes is not liable for any late or early titles of land. Community Infrastructure Levy & Bush fire levy is not included in package and will be charged as variation, where applicable. Package Price does not include any costs associated with Developer's Corner Facade treatment requirements (which will be priced by Elements Design and Build by way of Post Contract Variation), stamp duty, government, legal or bank charges. Elements Design and Build reserves the right to withdraw or amend pricing, inclusions and promo without notice. The facade photos and images are for illustrative purposes only and may depict upgrade options available from Elements Design and Build at additional charges such as lighting, window furnishings, landscaping, driveway, paving and timber windows. The price also excludes features such as gardens, fencing and decking. Any alterations and upgrades may incur additional costs. Ridgewater Property Group Pty Ltd. Builders Registration number CDBU 48780. Ver: Oct 2022