






House & Land Package

Design BELLAIRE 400

FACADE Bologna **Range** New Living

 4
  2
  2
  399.8sqm
  434sqm

House & Land Package

**Lot 138 Briody Drive
1 Torquay VIC 3228
(Briody Grove)**

House size 399.8 sqm

Land size 434 sqm

Width 12.01 m **Length** 21.48 m

Priced from

\$1,130,000*

Build your dream home with Victoria's No.1 Home Builder - and start living the lifestyle you've been imagining. The New Living Collection by Sherridon Homes curates an environment where every moment is an opportunity to embrace the beauty of life. A space where you can unwind after a long day, spend quality time with your loved ones, and create memories that last a lifetime. Explore our great value with our New Living Inclusions: " Architectural façade " 3.5kw solar PV system " Colour-through concrete driveway " Colorbond sectional garage door with remote " 2590mm ceiling height to ground floor " Quality flooring throughout " Kitchen appliances, including oven, cooktop, and canopy rangehood " Tiled splashback to kitchen " Ceramic tiled shower base in ensuite and bathroom " Downlights throughout " 7 star energy rating " Ducted reverse cycle system (in lieu of standard ducted heating & cooling) " 40mm edge, category 1 stone benchtop (in lieu of standard 20mm) to the standard-size kitchen " Two banks of two pot drawers with soft closers to the kitchen (in

Interiors
RUBEN BROADBAND internet, Dishwasher, Study

External features
Outdoor entertainment, Remote garage, Secure parking

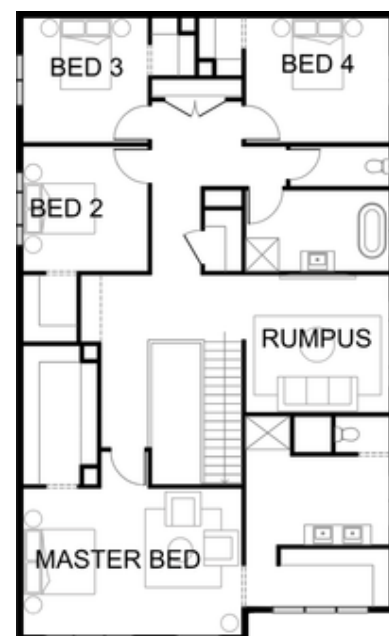
Heating/cooling features
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Air conditioning, Ducted heating, Reverse cycle air condition

Eco friendly features



Ground Floor



First Floor

* Pricing 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 & land packages are subject to developer approval. Price does not include 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. Floorplan, facades and photographs are for illustrative purposes only (refer to contract documentation for full details) and may not represent the final product as shown. A new home specialist can provide an exact list of detailed inclusions. Sherridon Homes reserves the right to amend specification and price without notice. VIC Builder's Licence: CDB-U 50039v NSW Contractor licence 480633C