



ESSENCE

WINDSOR 197 | 21sq

FIXED PRICE

\$631,500*



Lot 64 Sittella Crescent, Emu Rise
Strathfieldsaye, Strathfieldsaye
Lot size 476 sqm

4 2 2

Package Inclusions

- Developer and council requirements
- Colour through concrete driveway, up to 25m²
- 2590mm ceiling height to ground floor
- 20mm stone benchtop to kitchen, ensuite and bathroom
- Colorbond sectional garage door with remote
- Quality flooring throughout home
- Kitchen appliances, including oven, cooktop, canopy rangehood and dishwasher
- Overhead cabinetry to kitchen
- Tiled kitchen splashback
- Reverse cycle heating and cooling

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* Pricing is based on developer engineering plans, estate guidelines and plan of subdivision. Land prices and availability must be confirmed with the developer prior to purchase. All house and land packages are subject to developer approval. Sherridon Homes reserves the right to amend specification and price without notice. Price does not include any stamp duty, government, legal or bank charges. *Total package price minus \$10K FHOG if applicable (subject to SRO eligibility). The First Home Owners Grant is a government incentive and any claims will be lodged externally. All floorplan, facade images and photographs have been used for illustrative purposes only (refer to contract documentation for full details) and may not represent the final product as shown. Pricing may include relevant promotions and upgrade packs. Please refer to your friendly New Home Consultant for an exact list of inclusions with detail. VIC Builder's Licence: CDB-U 50039, Regional VIC Builder's License CDB-U 101150