



HOUSE & LAND PACKAGE
\$620,589*

LOT 402 Leyburn Parade, Wollert

4 2 2 2



ALBANY 22

LOT SIZE 400 sqm
 HOUSE AREA 207.46 sqm

CALEDONIA

NORTH & EPPING

Inclusions

- Fixed Price Site Costs & Connections
- Developer & Council Requirements
- Timber Floors to Living areas (House Specific)
- Carpet to Bedrooms and Rear Passage (House Specific)
- Tiles to Wet Areas inc tiled shower bases
- Remote Control to Garage Door
- Window Locks to all Openable Windows
- Gas Ducted Heating with Ceiling Vents
- Internal LED Down Lights (Throughout)
- Colour on Concrete Driveway & Path to Front Porch
- Cat 1 Stone Benchtops to Kitchen/Ensuite/Bathroom/Powder Room (House Specific)
- 900mm Upright Appliances inc Dishwasher
- 2590mm High Ceiling to Sgl Storey & Grnd Flr of Dbl Storey
- Block Out Roller Blinds to Standard Windows
- Evap Cooling 7 Points to Sgl Storey & Upper Floor of Dbl Storey
- Landscaping to front only inc Letterbox and clothesline

For more information contact
 Chris on 0418 588 275

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.

Call **1300 188 668** or visit www.sherridonhomes.com.au

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