



HOUSE & LAND PACKAGE

From **\$848,558***LOT 139 Dargile Circuit, Elana Place Estate,
Epping

4 2 3 2

**BALTIMORE 30**

LOT SIZE 537 sqm

HOUSE AREA 276.52 sqm

Elana Place
EPPING**Inclusions**

- Build Your Dream -Package Price From Only
- Build your New Home after Expected Land Title Date Quarter 3 2023!
- Includes ALL our Simplicity Upgrade Packs!
- Developer & Council Requirements Incl
- Rendered Hebel Exterior (House Specific)
- Colour On Concrete Driveway up to 25m2
- Wall Mounted Clothesline with 3m2 Concrete Pad & Letterbox
- Floor Coverings Throughout
- 900mm Appliances & Dishwasher
- 20mm Cat 1 Edge Stone Benchtops to Kitchen
- 2590mm High Ceiling to Sgl Storey Home
- Up to 20 x LED Downlights in White Finish
- Gas Ducted Heating + 1 No. Split System Air conditioning to Family Area
- Block Out Roller Blinds to all Windows
- Tiled Shower Bases + Tiled Niches to Ensuite & Bathroom Showers
- 20mm Cat 1 Edge Stone Benchtops to Ensuite & Bathroom Vanities
- Ask us about our Turnkey Package Options!

**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 2022-05-20

Call **1300 188 668** or visit

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