



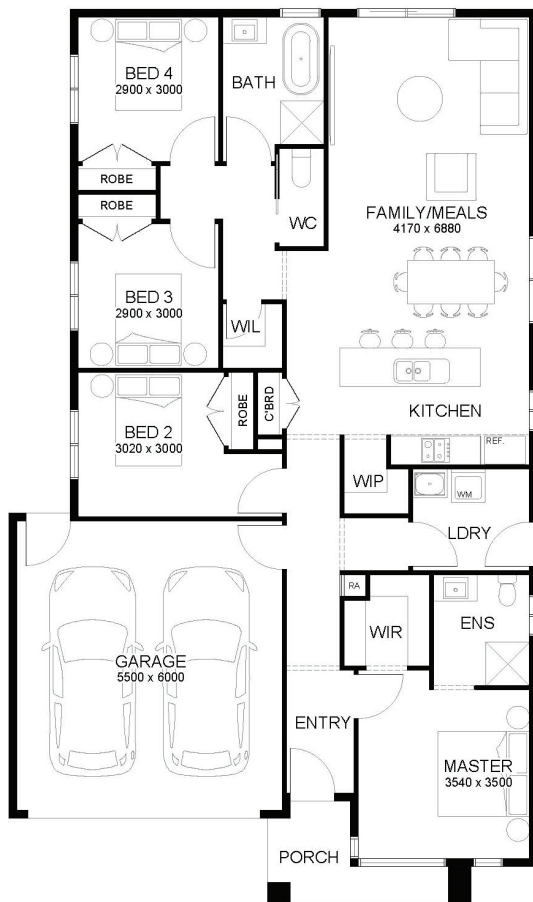
SUITS 12.5M+ BLOCK

HOUSE & LAND PACKAGE

\$725,677*first home owners \$715,677[^]

Lot 205 Elana Place , EPPING

4 2 1 2

**PHOENIX 180**Elana Place
EPPING

LOT SIZE 339 sqm

HOUSE AREA 179.52 sqm

Inclusions

- Fixed Site Costs Including Rock Removal
- 7-star energy rated home
- Double-glazed awning windows and sliding doors to single-storey homes (where required)
- Double-glazed awning windows and sliding doors to double-storey homes throughout
- Colour on concrete driveway (up to 36m²)
- Letterbox
- 3.5kw split system to living area
- 2590mm high ceilings throughout (ground floor of double storey homes only)
- Block out roller blinds throughout including 2 standard sliding doors
- Omega 60cm dishwasher ODW700X
- 20mm Caesarstone benchtop throughout (kitchen, bathroom & ensuite only)
- Downlights throughout

**For more information contact
Lisa Simon on 0448 422 233**

*Fixed Price Current As Of 08/11/2024. Fixed Pricing Is 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 And Land Packages Are Subject To Developer Approval. Price Does Not Include Any 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. 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. Please Refer To Your Friendly New Home Consultant For An Exact List Of Inclusions With Detail. Sherridon Homes Reserves The Right To Amend Specification And Price Without Notice. VIC Builder's Licence: CDB-U 50039v

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