

SHERRIDON'S NEW SMART HOME RANGE

FROM **\$137,500***



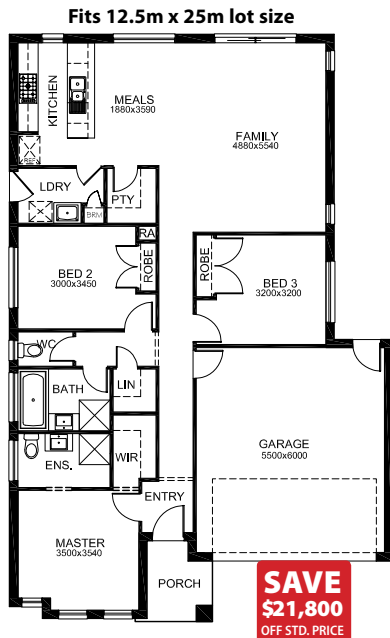
**+ COMES COMPLETE WITH OUR
FREE SIMPLY SMART \$40,000
BONUS INCLUSIONS!**

INCLUDES:

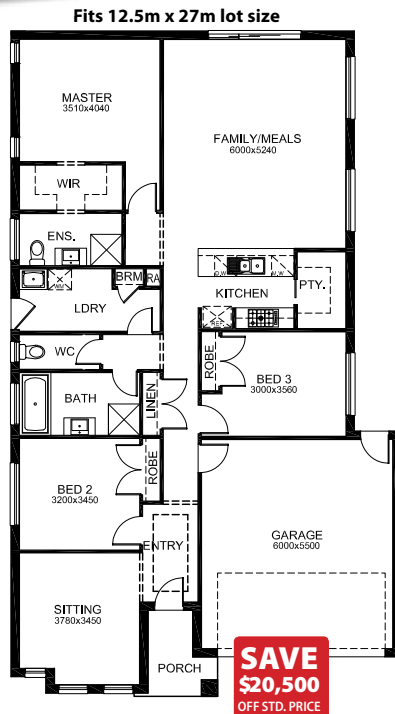
- ✓ 2590MM CEILING HEIGHTS
- ✓ 40MM STONE BENCH TO KITCHEN
- ✓ CHOICE OF 900MM APPLIANCES
- ✓ EUROPEAN DESIGNER TAP WARE
- ✓ DOWNLIGHTS THROUGHOUT
- ✓ FULLY TILED SHOWERBASE
- ✓ LAMINATED LAUNDRY CABINET
- ✓ CHOICE OF 5 DESIGNER FACADES

Sherridon's new Smart Home Range is designed for the growing family and is priced from a low \$137,500. All Smart Range Homes come with over \$40,000 of extra inclusions, giving you a great value home.

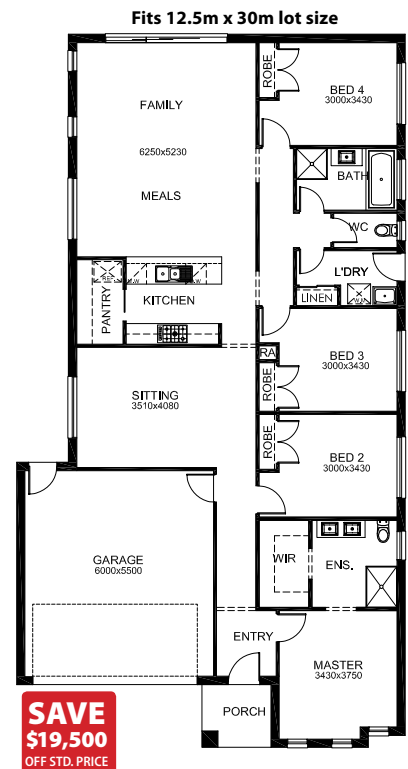
**FIXED PRICE CONTRACT IN
1 WEEK**



NEWBURY 18, 3 BEDROOM HOME, AT \$137,500 INCLUDES OUR SIMPLY SMART BONUS INCLUSIONS!



ROCKLEDGE 21, 3 BEDROOMS + 2 LIVING AREAS AT \$149,300. INCLUDES OUR SIMPLY SMART BONUS INCLUSIONS!



MADISON 22, 4 BEDROOMS + 2 LIVING AREAS AT \$161,400. INCLUDES OUR SIMPLY SMART BONUS INCLUSIONS!

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

SHERRIDON HOMES

DISPLAY CENTRES OPEN
Monday-Wednesday 12pm-5pm
Saturday-Sunday 11am-5pm

- **EYNESBURY** Matlock Court, (Eynesbury Estate)
- **LARA** Springwater Drive, (Grand Lakes Estate)
- **POINT COOK** Lincoln Heath Boulevard, (Alamanda Estate)
- **TRUGANINA** Federation Boulevard, (Arndell Park Estate)

Love coming home!

* Disclaimer: Conditions apply. Advertised from price is based on the Newbury 18 with standard specifications and the Simply Smart Bonus Inclusions & no floor plan amendments. This offer is not available in conjunction with any other offer/promotion and is applicable to site starts prior to February 2012. Price varies and is dependent on build zones. Sherridon Homes reserves the right to amend promotion and pricing without prior notification. Offer is subject to all sales documentation being signed within 14 days of initial deposit. Imagery for illustrative purposes only. Effective 12.09.11

SIMPLY SMART BONUS INCLUSIONS

For a **limited time!** Order your Sherridon Home and receive over **\$40,000*** worth of quality REAL extras **FREE!**



FREE FOR A LIMITED TIME ONLY

✓ Kitchen

Yours **FREE** - valued at **\$7929**

- 900mm European stainless steel upright oven or 900mm inbuilt oven
- Glass canopy/Fixed European stainless steel rangehood plus,
- Microwave provision
- 40mm stone kitchen bench top
- Extensive overhead cupboards
- Cabinetry: Shadow line finish to benchtop

✓ Bathroom

Yours **FREE** - valued at **\$4556**

- Cabinetry: Shadow line finish to benchtop
- A choice of a square vessel or flared vessel vanity
- 1675mm designer rectangular bath
- European inspired mixer taps to shower, bath and vanities
- Fully tiled shower base
- Designer shower rose
- 1950mm semi frameless shower frame
- Rise shower outlet in chrome finish
- Chrome finished single towel rail, toilet roll holders and soap holder dish

✓ Electrical

Yours **FREE** - valued at **\$3394**

- Internal 240V 100mm recessed downlight fittings
- One additional T.V point and One additional phone point.
- External 240V downlight to front entry and rear flood light

✓ Laundry

Yours **FREE** - valued at **\$1170**

- Laminated base cupboard with 46 litre stainless steel insert trough and bypass
- Flickmixer tap in chrome finish

✓ Ceiling Heights

Yours **FREE** - valued at **\$5872**

- 2590mm (8'6" approx) height throughout

✓ Ensuite

Yours **FREE** - valued at **\$4850**

- Floor to ceiling tiles (as per plan)
- Cabinetry: Shadow line finish to benchtop
- A choice of a square vessel or flared vessel vanity
- European inspired mixer taps to shower and vanities
- Oversized fully tiled shower base design specific
- Designer ceiling shower rose
- 1950mm semi frameless shower frame
- Rise shower outlet in chrome finish
- Chrome finished single towel rail, toilet roll holders and soap holder dish

✓ External Features

Yours **FREE** - valued at **\$7422**

- Window Locks
- A choice of five facades including render where applicable
- 920mm wide designer front door with slumped glass insert (Product specific)
- Colorbond sectional overhead garage door
- Low profile roof tiles

✓ Site Preparation

Yours **FREE** - valued at **\$7350**

- 6 Star energy rating upgrades (excluding double glazing on windows if required)
- Supply and hire of temporary fencing to site where required to council requirements
- Supply and hire of environmental silt fence to front of property where required to council requirements
- Termite spray system where required by relevant authority
- OH&S and local council requirements (excluding bushfire regulations)
- Connection of services (water, gas, electricity, sewer, stormwater)
Does not include electricity and telephone consumer account opening fees.

TOTAL VALUE OF OUR SIMPLY SMART BONUS INCLUSIONS: \$42,543 NOW FREE. LIMITED SITE STARTS AVAILABLE!

*Price based on the Ramson 2700. Sherridon Homes reserves the right to amend specifications and pricing without prior notification. This offer is not available in conjunction with any other offer/promotion. Imagery for illustrative purposes only. Effective 04.07.11 071011

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

Sh SHERRIDON HOMES

SHERRIDON PTY LTD 56 Barclay Road, Derrimut, Victoria 3030
Ph: 1300 188 668 Fax: +613 8390 1001 Email: info@sherridonhomes.com.au

Love coming home!