



# SIMPLICITY

*Clinton*

**SHERRIDON HOMES**  
A HIGHER STANDARD

# Clinton 257

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On display at Newhaven Estate,  
and Viewpoint Estate

		<b>Key features</b>
<b>Min lot width</b>	14m	
<b>Min lot depth</b>	32m	
<b>House area</b>	256.68m <sup>2</sup>	<b>Study</b> Stay focused and productive in this dedicated work from home space.
<b>House length</b>	22.61m	
<b>House width</b>	12.6m <sup>2</sup>	<b>Front Lounge</b> A welcoming private space for entertaining ensuring home privacy while hosting guests.
<b>Ground Floor</b>	203.82m <sup>2</sup>	
<b>Garage</b>	35.59m	<b>Family Friendly</b> Zoned design separates the kids' rooms, offering peace and privacy in the home.
<b>Porch</b>	5.25m <sup>2</sup>	
<b>Alfresco</b>	12.02m <sup>2</sup>	

## Available Facades



Minimalist (Clinton)



Modern Double Garage



Coastal Double Garage



Contemporary Double Garage

\*Disclaimer: All photos and illustrations are representative and are to be used as a guide only. Images may depict features such as landscaping, fencing, driveway, timber decking, furniture, window furnishings and lighting which are not included in the base price or which are not available from Sherridon Homes. Floor plans and specifications may be varied by Sherridon Homes without notice, the dimensions are diagrammatic only. The Building Contract with final drawings will display the final dimensions and detail. All information provided is for information purposes only and does not constitute a legal contract between Sherridon Homes and any person or entity. This information is subject to change without prior notice. Facades shown are a style only and may differ depending on the house type chosen. Facades are subject to change depending on the developers, council and other authority requirements. Upgrade facades require 2590mm ceilings height. Minimum lot size guidance is subject to orientation, land characteristics, developer and Council requirements. All designs are the property of Sherridon Homes and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Sherridon Homes representative. Copyright Sherridon Homes.

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