

# MONUMENT



## MANDALAY 25 SHERRIDON HOMES

**\$579,940**

**LOT 532**  
**AREA:** 400m<sup>2</sup>  
**FRONTAGE:** 12.5m  
**DEPTH:** m

### Inclusions

FIXED PRICE SITE COSTS & CONNECTIONS  
DEVELOPER & COUNCIL REQUIREMENTS  
TIMBER FLOORING TO ENTRY/KITCHEN/MEALS/DINING (HOUSE SPECIFIC)  
CARPET TO BEDROOMS AND REAR PASSAGE (HOUSE SPECIFIC)  
TILES TO WET AREAS (LAUNDRY, W.C, BATHROOM, ENSUITE & POWDER ROOM)  
REMOTE CONTROL TO GARAGE DOOR  
LANDSCAPING TO FRONT ONLY INC LETTERBOX AND CLOTHESLINE  
INTERNAL LED DOWN LIGHTS THROUGHOUT  
KITCHEN OVERHEAD CUPBOARDS (HOUSE SPECIFIC)  
COLOUR ON CONCRETE DRIVEWAY & PATH TO FRONT PORCH  
2590MM HIGH CEILING TO SGL STOREY & GRND FLR OF DBL STOREY  
EVAP COOLING, 7 POINTS TO SGL STOREY/UPPER FLOOR OF DBL STOREY  
20MM STONE BENCHES TO KITCHEN, BATHROOM & ENSUITE  
900MM APPLIANCES INCLUDING FREESTANDING OVEN AND RANGEHOOD  
VICTORIAN BUILDERS LICENSE CDB-U 50039



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Creating Prosperity

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