

# WINDERMERE

MAMBOURIN



LOT 2445 - BALTIMORE 30

FROM **\$722,875\***

**SHERRIDON HOMES**  
A HIGHER STANDARD

\*PRICE BASED ON STANDARD FLOOR PLAN AND FACADE.  
IMAGE DEPICTS UPGRADE ITEMS NOT INCLUDED IN THE PRICE.

4 2 2

**Land Size** 350m<sup>2</sup>  
**Frontage** 12.5m  
**Depth** 28m

## INCLUSION LIST

- FIXED SITE COSTS INCLUDING ROCK REMOVAL
- FLOOR COVERINGS THROUGHOUT
- COUNCIL & DEVELOPER REQUIREMENTS
- COLOUR-ON CONCRETE DRIVEWAY (UP TO 36M2)



[mywindermere.com.au](http://mywindermere.com.au) | 1300 008 555  
275 Greens Road Mambourin VIC 3024

PROUDLY DEVELOPED BY  
**RISLAND**

DISCLAIMER: Prices are indicative only and subject to change without notice. Risland is responsible for the sale of the land only. Areas, dimensions and lot layouts are indicative only subject to the terms in the Contract of Sale. Floor plans, specifications and finishes relating to the construction of a home are subject to the building contract with the builder. Purchasers will be required to comply with construction and design requirements – refer to the Contract of Sale, a copy of which is available at our Sales Gallery.