

SHERRIDON HOMES®
A HIGHER STANDARD

Build it
Bigger

— *with* —

FREE

UPGRADES*

LIMITED TIME ONLY

SAVE
up to
\$40K*

The bigger the wishlist, the bigger the savings in just 3 easy steps.

1.

Select your new home from
a wide range of designs in our
New Living Collection.

2.

Add your favourite upgrade
packs to your shopping list
and save thousands.

3.

Handpick individual upgrades
you love from our full list of options
and save even more.



\$40K* free upgrades

when you spend \$60K*

TOTAL VALUE \$100K*

\$30K* free upgrades

when you spend \$30K*

TOTAL VALUE \$60K*

\$25K* free upgrades

when you spend \$15K*

TOTAL VALUE \$40K*

Big on upgrades. Low on price.

\$16K* free upgrades

when you spend \$9K*

TOTAL VALUE \$25K*

\$10K* free upgrades

Nothing extra to pay*

TOTAL VALUE \$10K*

Pick your pack & stack the value.

We've packaged our best sellers to save you thousands!

Peace of Mind

Hybrid alarm kit
Door bell with intercom
Smart Lock to front entry door
Four CCTV camera

Only \$7,500

Designer Touch

Omega Microwave
Omega Dishwasher
Category 1 40mm edge stone benchtop throughout in lieu of standard
Undermount sink in lieu of standard
Blockout roller blinds to standard windows and doors
Additional Evaporative cooling, up to 7 points
Floor to ceiling wall tiles in lieu of standard to ensuite & bathroom
2740mm high ceiling upgrade in lieu of standard
2440mm ceiling height

Only \$22,250

Chef's Edge

Fisher & Paykel Gas Appliance Pack in lieu of standard
Butlers Pantry Design Option (Design specific)

Only \$9,000

Street Appeal

Landscaping & planting pack
Letterbox
Clothesline
Upgrade to exposed aggregate driveway

Only \$9,000

Solar Edge

6.6 Kw 15x440W Jinko solar panels in lieu of standard
EV charging station supply & install

Only \$7,400

or

Solar Pro

6.6 Kw 15x440W Jinko solar panels in lieu of standard with battery-ready Solax inverter upgrade with up to 2 battery enclosure
1 x 5.8kwh Solax battery

Only \$15,000

or

Powerhouse

6.6 Kw 15x440W Jinko solar panels in lieu of standard with battery-ready Solax inverter upgrade with up to 2 battery enclosure
1 x 5.8kwh Solax battery
EV charging station supply & install

Only \$18,450

TOTAL: \$

Go your own way

Add what you love

Exterior Upgrades

External Door
2340mm(H) x 920mm(W) Hume Newington XNI painted front entry door ILO standard.

\$515

External Door
2040mm(H) x 1020mm (W) Hume Newington XNI painted front entry door ILO standard.

\$895

External Door
2340mm(H) x 1020mm(W) Hume Newington XNI painted front entry door ILO standard.

\$1,100

External Door
2340mm(H) x 920mm (W) Hume JSTI/NEX 100 front entry door with timber frame ILO standard.

\$1,850

External Door
2340mm(H) x 1020mm (W) standard Hume JSTI/NEX 100 front entry door with timber frame ILO standard.

\$2,400

Driveway
Colour-through concrete driveway ILO colour-on concrete (up to 35m2).

\$1,400

Driveway
Exposed aggregate driveway ILO colour-on concrete (up to 35m2).

\$3,465

Landscaping
Front landscaping only (up to max 50m2 - plan specific). Includes 2x feature trees, Kikuyu turf, 150/250mm mixed variety Australian native plants, Lilydale/Tuscan toppings.

\$4,950

Garage Door
Timber look sectional garage door, up to 2430mm high x up to 5000mm wide, ILO standard. Available in Cedar, Ashen, Blushed Teak & Caoba options.

\$575

Clothesline
Fully installed ground-mounted fold away clothesline with 3m2 of concrete pad. Note: This item can only be selected if builder is completing concrete paving to driveway.

\$855

Concrete letterbox. Note: This item can only be selected if builder is completing concrete paving to driveway.

\$630

Brick Infills
Steel lintel with brick infill to above double garage vehicle access door ILO standard painted cement sheet infill (up to 4800mm wide).

\$1,690

Brick Infills
To all windows and doors of the dwelling ILO standard FC Cement sheet infills. Note: Based on standard doors & windows only. Excludes brick infills and steel lintel above garage sectional door which can be selected separately.

\$3,200

EXTERIOR SUBTOTAL: \$

Heating / Cooling Upgrades

Split system
7.0kw reverse cycle high wall inverter split system air conditioner.

\$4,785

Split system
2.5kw reverse cycle high wall inverter split system air conditioner.

\$3,635

Evaporative cooling
Unit to single storey or first floor of double storey to service dwelling up to 220m2 of living (Includes up to 7 points as standard - design specific).

\$6,301

Evaporative cooling
Additional evaporative cooling point. Note: For additional points greater than 7 included points as required.

\$440

Heating
Upgrade to 5 star ducted heating unit ILO standard. Includes programmable controller.

\$2,740

Ceiling fan
52-inch external concept ceiling fan with light to alfresco.

\$840

Ceiling fan
52-inch internal concept ceiling fan with light to internal location.

\$840

Bathroom Heat Light
Clipsal Sunshine 2 x heat/light/fan combo unit.

\$360

Bathroom Heat Light
Clipsal Sunshine 4 x heat/light/fan combo unit.

\$415

HEATING / COOLING SUBTOTAL: \$



Kitchen Upgrades

Fisher & Paykel Gas Freestanding Cooker Appliance Pack ILO standard Omega appliances
Fisher & Paykel gas upright freestanding cooker 900mm. Fisher & Paykel stainless steel canopy rangehood 900mm.

\$2,000

Omega Full Electric Appliance Pack ILO standard Omega 900mm induction cooktop touch control. Omega 900mm oven. Omega 900mm canopy rangehood (remains standard).

\$2,050

Laminex base cabinet drawers. Category 1, 2x bank of 2x laminate base drawers up to 800mm wide ILO standard base cabinets.

\$1,296

Fisher & Paykel dishwasher. Includes single power point and plumbing.

\$1,032

Omega 600mm dishwasher. Includes single power point and plumbing.

\$750

Caroma Monaco double bowl undermount sink in stainless steel, ILO standard.

\$550

Caroma Luna double bowl undermount/overmount sink in stainless steel, ILO standard.

\$665

Caroma Liano II pull out sink mixer round, ILO standard. Colour options: Chrome, Brushed Nickel, Gun Metal, Matte Black, or Brushed Brass.

\$625

Caroma Basis R3 sink mixer, 200mm gooseneck brushed nickel, ILO standard.

\$50

1000mm deep kitchen island bench (up to 3000mm wide). Includes Caesarstone® 20mm edge category 1 Mineral Surfaces stone benchtop and standard category 1 Laminex base cupboards.

\$2,050

20mm waterfall ends to kitchen island: Caesarstone® category 1 Mineral Surfaces stone (up to 800mm wide, 2 only).

\$2,360

40mm stone edge kitchen benchtops: Caesarstone® category 1 Mineral Surfaces stone ILO standard. Available for standard size kitchen appliance benchtop and kitchen island.

\$1,240

40mm waterfall ends to kitchen island: Caesarstone® category 1 Mineral Surfaces stone (up to 800mm wide, 2 only). *Must also select Kitchen 40mm stone edge item.

\$2,430

Capped cold water point to fridge space.

\$390

Overhead cupboards to fridge space, up to 1000mm wide. Laminex category 1 standard laminate.

\$594

Open shelf above fridge space, up to 1000mm wide. Laminex category 1 standard laminate.

\$550

Soft closers to cabinetry.

\$105 per cabinet/drawer/pot drawer

Omega 28L built-in frameless microwave.

\$550

Integrated Appliance Pack

Omega 600mm integrated dishwasher with standard category 1 base cabinets (same colour as kitchen). Omega 900mm stainless steel undermount rangehood with standard category 1 overhead cabinets (same colour as kitchen).

\$2,180

Butlers Pantry (design specific)

Caroma single bowl undermount sink, standard 200mm Caroma gooseneck mixer. Laminex 33mm square edge Category 1 laminated benchtop with base cabinets (up to 2m). Laminex category 1 overhead boxed open shelf (up to 2m).

\$3,690

Butlers Pantry with stone (design specific)

Caroma single bowl undermount sink, standard 200mm Caroma gooseneck mixer. Caesarstone® category 1, 20mm edge stone benchtop with standard category 1 base cabinets (up to 2m). Laminex category 1 overhead open shelf (up to 2m).

\$4,900

KITCHEN SUBTOTAL: \$

Bathroom / Ensuite Upgrades

Double vanity unit

Up to 1400mm-wide standard double vanity unit with laminate kickers ILO standard vanity. Includes additional 20mm edge category 1 Mineral Surfaces stone benchtop, additional standard basin, Phoenix mixer tap and extended mirror (up to 1150mm high).

\$1,290

1200mm x 900mm shower ILO standard.

\$625

1500mm x 900mm shower ILO standard.

\$950

1800mm x 900mm shower ILO standard.

\$1,275

Tiled shower niche

400mm(h) x 600mm(w).

\$540

Ensuite floor to ceiling wall tiles (all walls - up to 20m2) ILO standard. Includes square set cornice.

\$2,350



Bathroom floor to ceiling wall tiles (all walls - up to 20m2) ILO standard. Includes square set cornice.

\$2,350

Powder or WC floor to ceiling wall tiles (all walls - up to 14m2) ILO standard. Includes square set cornice.

\$1,645

Frameless hinged shower screen
2000mm(H) 10mm frameless hinged shower screen to suit 900mm x 900mm shower ILO standard (front & return).

\$3,180

Frameless hinged shower screen (1200mm)
2000mm(H) 10mm frameless hinged shower screen to suit 1200mm x 900mm shower ILO standard (front & return or front only - design specific).

\$3,350

Frameless hinged shower screen (1500mm)
2000mm(H) 10mm frameless hinged shower screen to suit 1500mm x 900mm shower ILO standard (front & return or front only - design specific).

\$3,400

Frameless hinged shower screen (1800mm)
2000mm(H) 10mm frameless hinged shower screen to suit 1800mm x 900mm shower ILO standard (front only).

\$3,400

Caroma Basis R3 Matte Black tapware to ensuite ILO standard
2x Caroma Basis R3 basin mixer. 1x Caroma shower/wall mixer body & trim kit set.

\$210

Caroma Basis R3 Matt Black tapware to bathroom ILO standard
1x Caroma Basis R3 basin mixer. 1x Caroma Basis R3 shower/wall mixer body & trim kit set. 1x Caroma Basis bath outlet.

\$185

Caroma Basis round twin shower ILO standard.

\$430

Caroma Basis round twin shower
Choice of Brushed Nickel or Matte Black.

\$580

Caroma Urbane II Ceiling Arm 300mm Chrome & Caroma Urbane II Rain Shower ILO standard.

\$594

BATHROOM / ENSUITE SUBTOTAL: \$

Laundry Upgrades

Laminate Benchtop

Up to 800mm-wide Laminex Category 1 standard base cabinets with laminated doors, laminated benchtop and inset sink ILO standard melamine trough. Additional (up to 1000mm) laminated benchtop extension with end panel as required for under bench space for washing machine (design specific).

\$975

Stone Benchtop

U to 800mm-wide Laminex Category 1 standard base cabinets with laminated doors, Caesarstone® Category 1 20mm stone benchtop and inset sink ILO standard melamine trough. Additional (up to 1000mm) Caesarstone® Category 1 20mm stone benchtop extension with end panel as required for under bench space for washing machine (design specific).

\$1,850

Extend Overhead Cupboards

Additional Laminex Category 1 laminated overhead cupboards above the laundry benchtop.

\$594 per linear meter

LAUNDRY SUBTOTAL: \$

Internal Upgrades

\$2,500 Gallerie Allowance
Spend at Gallerie and Adapto for colour selection and electrical upgrades.

\$2,500

\$5,000 Gallerie Allowance
Spend at Gallerie and Adapto for colour selection and electrical upgrades.

\$5,000

\$10,000 Gallerie Allowance
Spend at Gallerie and Adapto for colour selection and electrical upgrades.

\$10,000

\$15,000 Gallerie Allowance
Spend at Gallerie and Adapto for colour selection and electrical upgrades.

\$15,000

\$20,000 Gallerie Allowance
Spend at Gallerie and Adapto for colour selection and electrical upgrades.

\$20,000

Block out roller blinds to up to 15x standard window sizes and 2x standard sliding doors.

\$2,800

Increased Ceiling Height to 2590mm
2590mm high ceilings to single storey homes and ground floor of double storey homes, ILO standard 2400mm high.

\$5,000

Increased Ceiling Height to 2590mm
2590mm high ceilings to first floor of double storey homes, ILO standard 2400mm high.

\$5,000

Increased Ceiling Height to 2740mm
2740mm high ceilings to single storey homes and ground floor of double storey homes, ILO standard 2400mm high.

\$8,500

Increased Ceiling Height to 2740mm
2740mm high ceilings to first floor of double storey homes, ILO standard 2400mm high.

\$8,500

Mirrored sliding door to robe
2156mm high mirrored sliding robe doors (up to 1800mm) to bedroom robes ILO standard hinged doors.

\$485 per robe

Mirrored sliding door to robe
2456mm high mirrored sliding robe doors (up to 1800mm) to bedroom robes ILO standard hinged doors.

\$545 per robe

Increased internal door height
2340mm high internal flush panel door ILO standard 2040mm high door. Excludes robe doors.

\$90 per door

3-coat paint finish
ILO standard (internal area of the dwelling only).

\$10 per m2

Internal Doors
Hume Accent HAG11 up to 2340mm high x up to 920mm wide internal door ILO standard.

\$195 per door

Internal Doors
Hume Accent HA4 up to 2340mm high x up to 920mm wide internal door ILO standard.

\$170 per door

Staircase
Upgrade to pre-defined staircase options.

\$6,500

INTERNAL SUBTOTAL: \$

Floor Covering Upgrades

Floor Tiles
Beaumont Tiles Category 1 ceramic floor tiles ILO standard laminate flooring.

\$35 per m2

Floor Tiles
Beaumont Tiles Category 1 ceramic floor tiles ILO standard carpet.

\$74 per m2

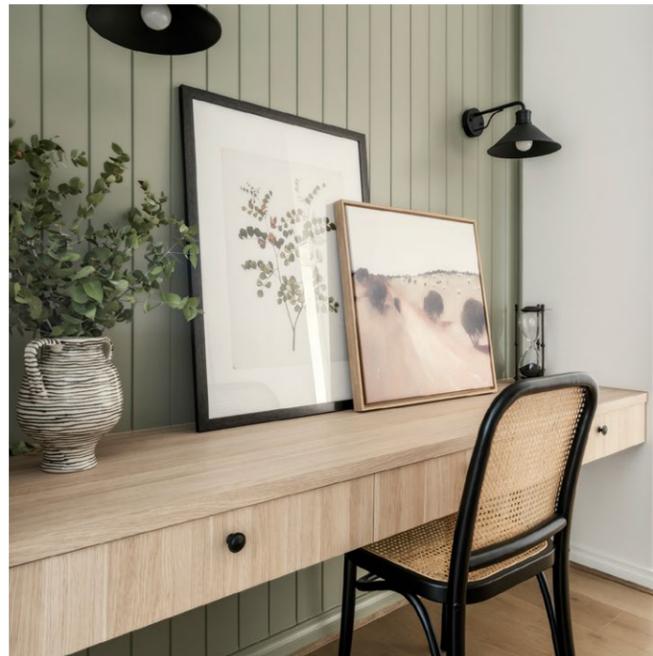
Carpet upgrade
Category 2 carpet to existing areas with Category 2 underlay, ILO standard Category 1 carpet and standard underlay.

\$25 per m2

Floorboards
Perfect Timber Floors Category 1 Rustic range 7mm laminate flooring with standard underlay ILO standard carpet.

\$47 per m2

FLOOR COVERING SUBTOTAL: \$



Electrical Upgrades

Digital TV Antenna supply and install.

\$565

Alarm system including up to 3x internal sensors.

\$1,650

Alarm system including up to 5x internal sensors.

\$2,520

Porch lights
2x Atom stainless steel up/down external lights to porch.

\$585

Opticomm
Opticomm fibre optic provisions to the dwelling ILO NBN.

\$1,710

Door bell with intercom.

\$1,650

Smart Lock to front entry door.

\$650

Four CCTV cameras.

\$4,000

Hybrid Alarm Kit.

\$1,950

ELECTRICAL SUBTOTAL: \$

Solar Upgrades

Upgrade to 6.6Kw 15 x 440W Jinko solar panels ILO standard.

\$4,200

EV charging station - supply & install.

\$3,750

SOLAR SUBTOTAL: \$

Plumbing Upgrades

Recycled Water Connection
Connections to 2x toilet suites and 2x additional external garden taps. Includes Continuous Flow Gas Water Heater system ILO standard. Suitable for City West/Greater Western Water, Yarra Valley/Barwon Water/Goulburn Valley Water, South East Water and Regional Recycled tapping (specific to Water authority).

\$2,600

Garden Tap (1x additional).

\$275

Capped Gas Point (included gas line upgrade).

\$1,215

Water Tank
2100-litre slimline water tank with pump connected to 2x toilets, Includes concrete pad and single external power point.

\$5,150

Water Tank
3000-litre slimline water tank with pump connected to 2x toilets, laundry trough and connection from downpipe and overflow into stormwater. Includes bib tap, concrete pad and single external power point.

\$6,360

PLUMBING SUBTOTAL: \$

TOTAL: \$

Offer Selected:

\$100K* Total Value. Yours for only \$60K*

\$60K* Total Value. Yours for only \$30K*

\$40K* Total Value. Yours for only \$15K*

\$25K* Total Value. Yours for only \$9K*

\$10K* Total Value. Nothing extra to pay*



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A HIGHER STANDARD

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TERMS & CONDITIONS: The Built It Bigger promotion is available for new deposits made from the 9th of June 2025 and is offered for a limited time. This promotion cannot be combined with any other offer and is non-transferable for cash or credit at contract, regardless of any unused promotion credit amounts. Sherridon Homes reserves the right to withdraw, extend, or alter this offer without prior notice. The Built It Bigger offer includes five tiers to spend & save for homebuyers looking to build a single-storey or double-storey home design from the New Living Collection: Tier 1: Spend \$0, get \$10,000 in upgrade value. Tier 2: Spend \$9,000, get \$25,000 in upgrade value. Tier 3: Spend \$15,000, get \$40,000 in upgrade value. Tier 4: Spend \$30,000, get \$60,000 in upgrade value. Tier 5: Spend \$60,000, get \$100,000 in upgrade value. This offer is available in the following build zones: Metro Melbourne: Metro Central, Metro Surcharge 2, Metro Surcharge 3, Metro Surcharge 4, Regional Victoria: Geelong, Bendigo, Ballarat, Gippsland, Shepparton and Echuca. All items are in lieu of standard. Some upgrade items are design specific. Gallerie & Adapto allowances cannot be redeemed for cash/credit back or any form of discount and any unused amount will be forfeited. Please note that the photographs in this brochure may depict fixtures, finishes, and features that are either not supplied or are upgrade options by Sherridon Homes. Floor plans, facade images, and photographs are for illustrative purposes only and may not represent the final product. For an exact list of inclusions, assistance in making a facade choice, and accurate features and dimensions, please refer to your friendly New Home Consultant and the master drawings. Sherridon Homes is licensed by the VIC Builder (CDB-U 50039), 06.06.25.