

SIMPLICITY

Collection

SHERRIDON HOMES®

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Buying your dream home has never been so simple!

Simplicity Home Finder

FITS LOT WIDTH (m)

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SINGLE STOREY

	Total Area (sq)	Min Lot Depth (m)		
Clinton 257	27.63	32.00		8
Dalton 132	14.25	21.00		9
Dalton 163	17.57	25.00		10
Dalton 187	20.10	28.00		11
Grove 157	16.88	21.00		12
Jefferson 156	16.81	25.00		14
Jefferson 176	18.89	28.00		15
Lenox 201	21.64	25.00		16
Madison 203	21.82	25.00		17
Madison 228	24.58	28.00		18
Madison 242	26.02	32.00		19
Newport 209	22.51	28.00		20
Newton 116	12.45	25.00		21
Newton 130	13.95	25.00		22
Newton 149	16.00	28.00		23
Norwood 134	14.38	21.00		25
Norwood 163	17.57	25.00		26
Norwood 187	20.09	28.00		27
Orlando 169	18.17	21.00		29
Phoenix 152	16.39	21.00		30
Phoenix 180	19.32	25.00		31
Phoenix 202	21.79	28.00		34
Portland 180	19.33	25.00		35
Rixton 132	14.21	25.00		36
Rixton 160	17.27	25.00		37
Rixton 180	19.37	28.00		38
Rochester 195	20.99	28.00		40
Sansa 257	27.66	32.00		41
Saratoga 209	22.49	28.00		42
Subic 133	14.35	16.20		43
Subic 160	17.26	21.00		44
Subic 185	19.86	21.00		45
Subic 226	24.38	26.00		46

Simplicity Home Finder

FITS LOT WIDTH (m)

8.5 10.5 12.5 14 16 17.5 18 Page

DOUBLE STOREY

	Total Area (sq)	Min Lot Depth (m)		
Astoria 193	20.81	25.00	■	54
Baltimore 274	29.47	25.00		55
Blackwood 351	37.79	28.00		57
Elmhurst 160	17.25	21.00	■	58
Parkville 196	21.07	21.00	■	60
Parkville 225	24.26	25.00	■	61
Santorini 212	22.86	16.00		62



Welcome to Simplicity

A place where modern living is made effortless and affordable.

Our homes are designed with a perfect blend of style and practicality, offering a living experience that is truly inspiring. We take pride in our attention to detail, ensuring that every aspect of our homes is meticulously crafted to meet the needs of contemporary living.

From open-plan layouts to well-proportioned bedrooms, our homes are designed to maximise space while offering a touch of elegance and sophistication. With outstanding floor coverings, stainless steel kitchen appliances, and quality tapware, we guarantee unbeatable value you won't find elsewhere.

At Sherridon Homes, we believe that owning a stylish, functional, and affordable home should be a dream come true for everyone. Our Simplicity Collection is a testament to this belief, offering a unique living experience that's within effortless reach.

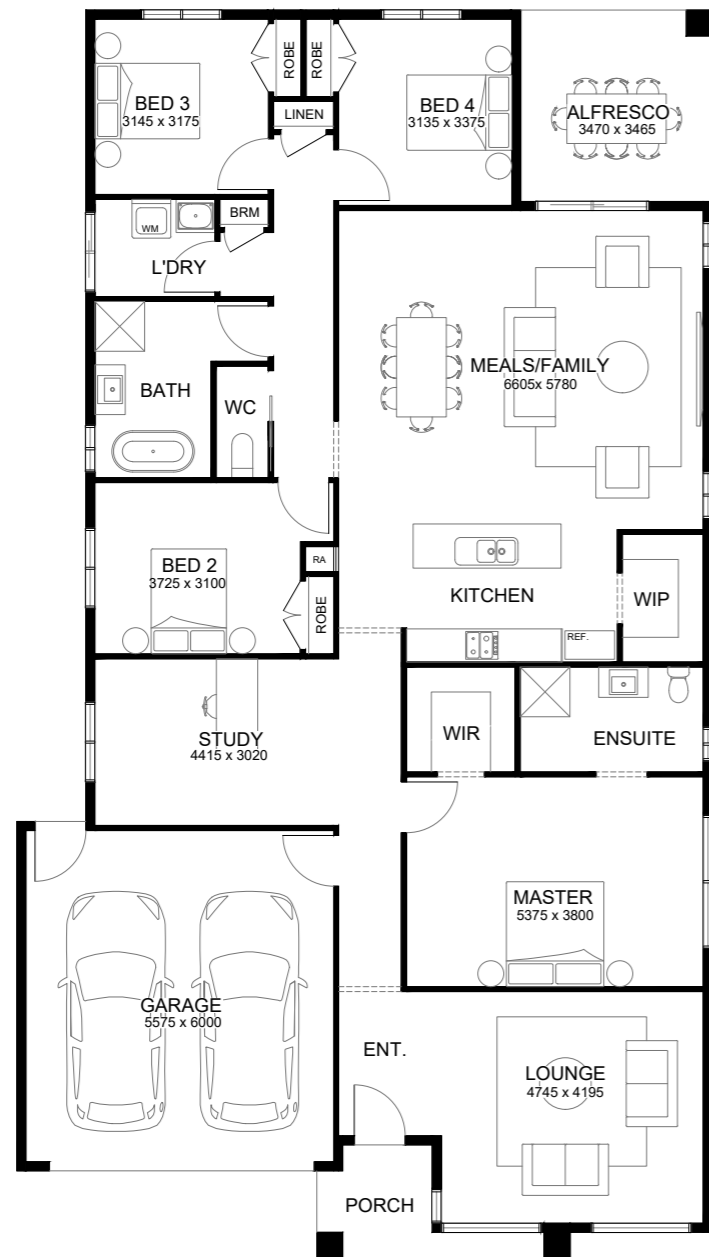
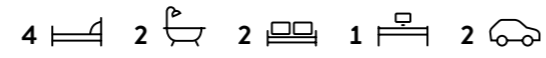




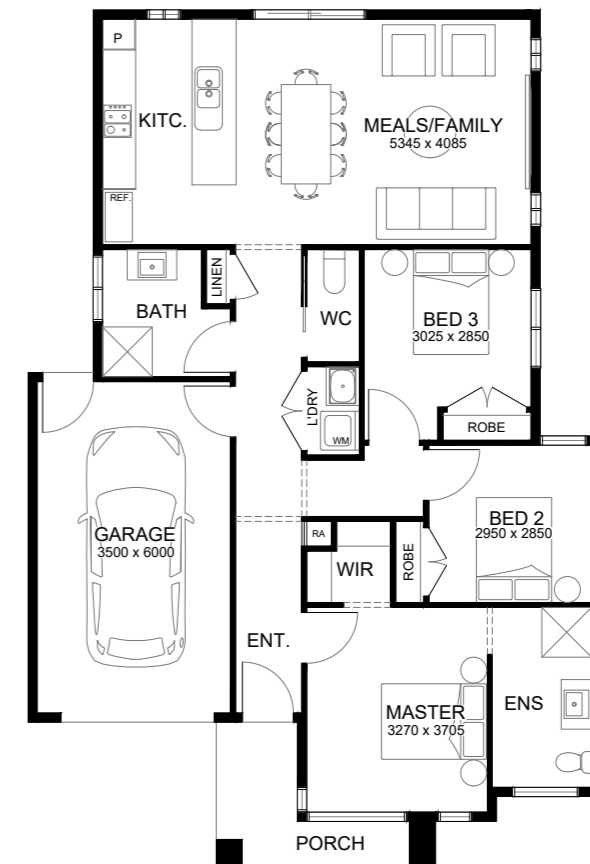
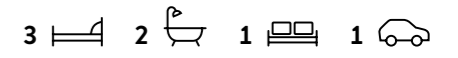
SINGLE STOREY HOMES

SIMPLICITY

CLINTON 257 | 28sq



DALTON 132 | 14sq



MINIMUM LOT SIZE
14m x 32m

MEASUREMENTS

HOUSE WIDTH	12.60m
HOUSE LENGTH	22.61m

HOUSE	203.82 m ²
GARAGE	35.59 m ²
PORCH	5.25 m ²
ALFRESCO	12.02 m ²
TOTAL SQUARES	256.68 m²
	27.63 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
10.5m x 21m

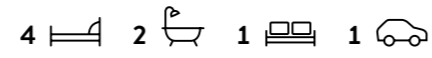
MEASUREMENTS

HOUSE WIDTH	10.37m
HOUSE LENGTH	15.49m

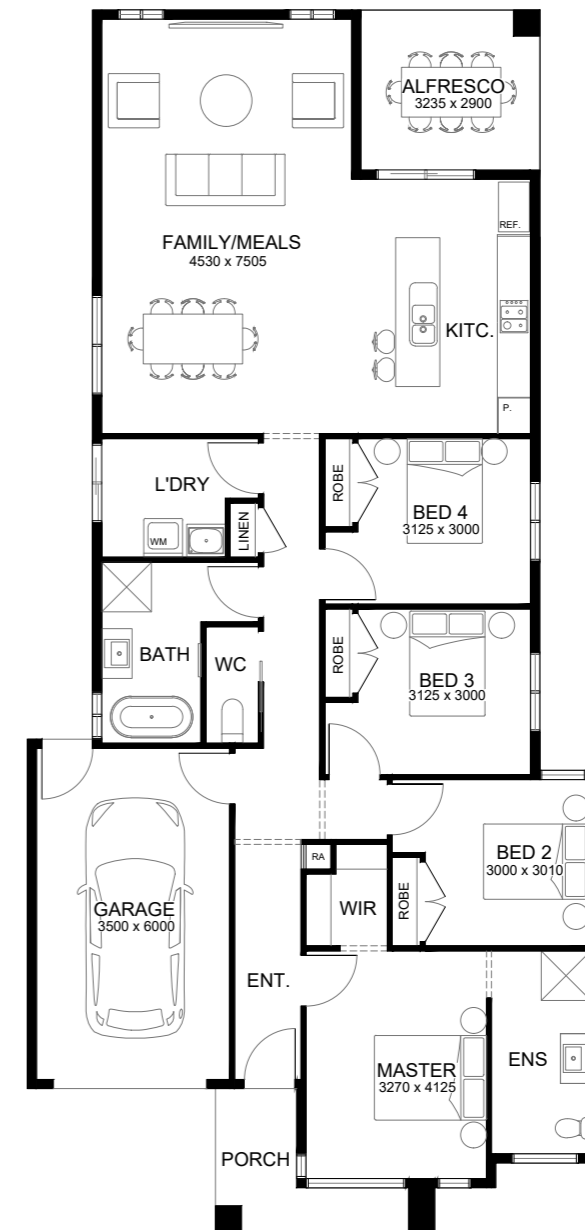
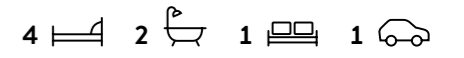
HOUSE	103.71 m ²
GARAGE	22.78 m ²
PORCH	5.85 m ²
TOTAL SQUARES	132.34 m²
	14.25 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

DALTON 163 | 18sq



DALTON 187 | 20sq



MINIMUM LOT SIZE
10.5m x 25m

MEASUREMENTS

HOUSE WIDTH	10.37m
HOUSE LENGTH	19.13m

HOUSE	134.56 m ²
GARAGE	22.78 m ²
PORCH	5.85 m ²
TOTAL SQUARES	163.19 m² 17.57 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
10.5m x 28m





MEASUREMENTS

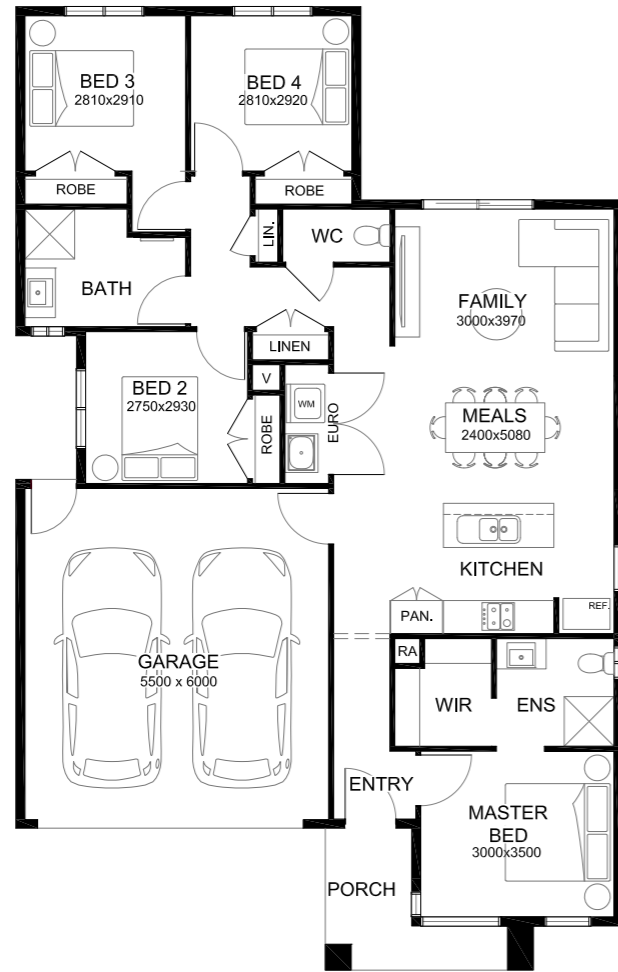
HOUSE WIDTH	10.37m
HOUSE LENGTH	22.13m

HOUSE	148.74 m ²
GARAGE	22.78 m ²
PORCH	5.82 m ²
ALFRESCO	9.38 m ²
TOTAL SQUARES	186.72 m² 20.10 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

GROVE 157 | 17sq

4  2  1  2 



MINIMUM LOT SIZE
12.5m x 21m

MEASUREMENTS

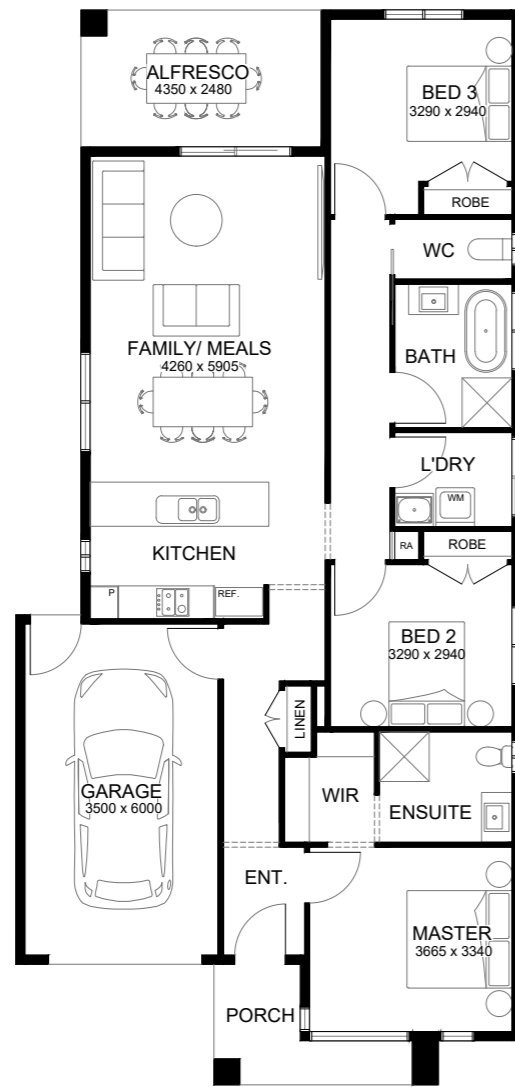
HOUSE WIDTH	11.00m
HOUSE LENGTH	17.45m

HOUSE	115.94 m ²
GARAGE	35.11 m ²
PORCH	5.77 m ²
TOTAL	156.82 m²
SQUARES	16.88 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

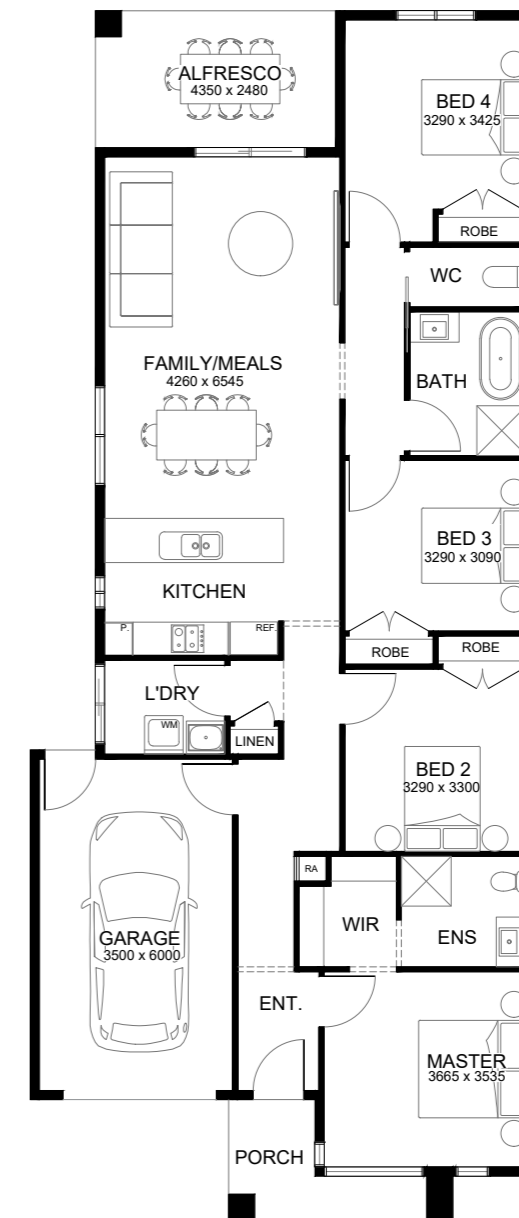
JEFFERSON 156 | 17sq

3 2 1 1



JEFFERSON 176 | 19sq

4 2 1 1



MINIMUM LOT SIZE
10.5m x 25m

MEASUREMENTS

HOUSE WIDTH	9.15m
HOUSE LENGTH	19.47m

HOUSE	117.18 m ²
GARAGE	22.78 m ²
PORCH	5.41 m ²
ALFRESCO	10.78 m ²
TOTAL	156.15 m²
SQUARES	16.81 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
10.5m x 28m

MEASUREMENTS

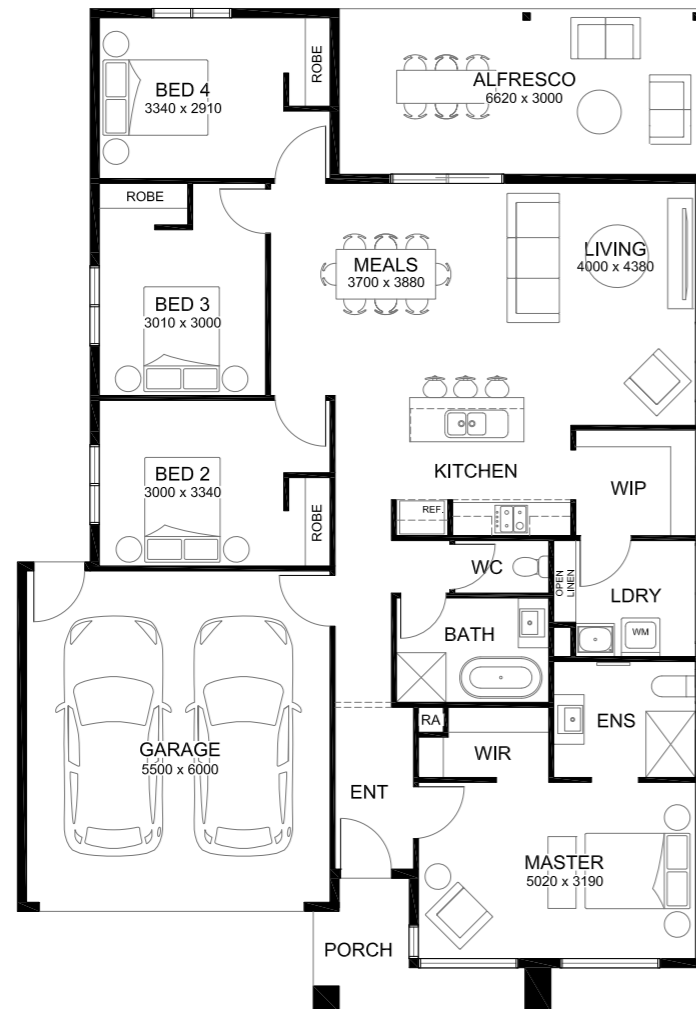
HOUSE WIDTH	9.15m
HOUSE LENGTH	21.90m

HOUSE	136.55 m ²
GARAGE	22.78 m ²
PORCH	5.41 m ²
ALFRESCO	10.78 m ²
TOTAL	175.52 m²
SQUARES	18.89 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

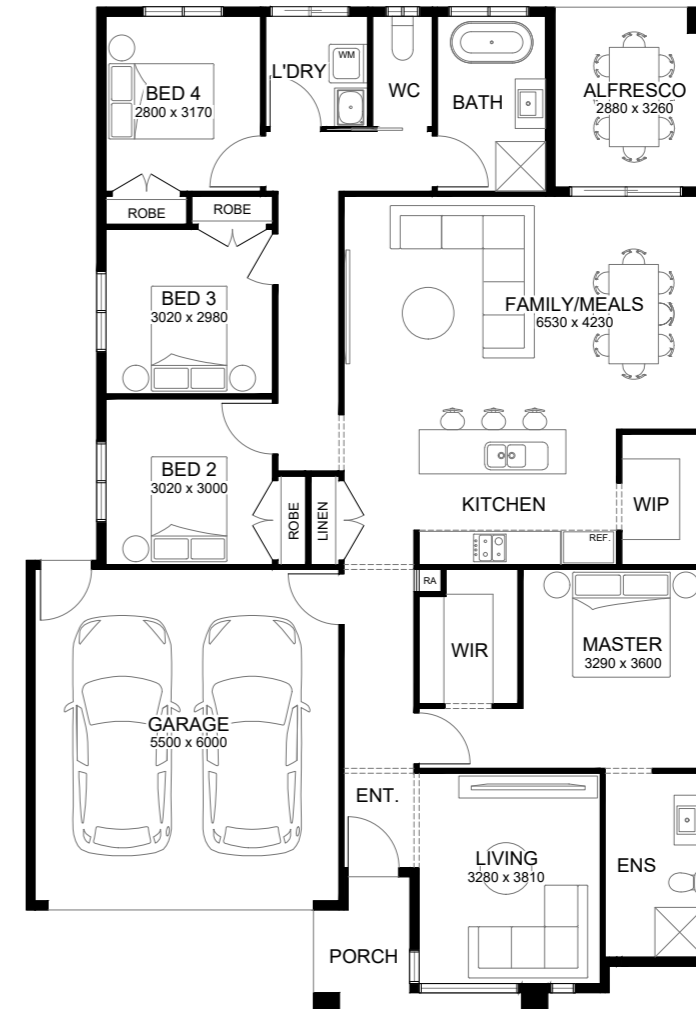
LENOX 201 | 22sq

4 2 1 2



MADISON 203 | 22sq

4 2 2 2



MINIMUM LOT SIZE
14m x 25m

MEASUREMENTS

HOUSE WIDTH	12.45m
HOUSE LENGTH	18.17m

HOUSE	140.59 m ²
GARAGE	35.24 m ²
PORCH	5.98 m ²
ALFRESCO	19.20 m ²
TOTAL	201.01 m²
SQUARES	21.64 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
14m x 25m

MEASUREMENTS

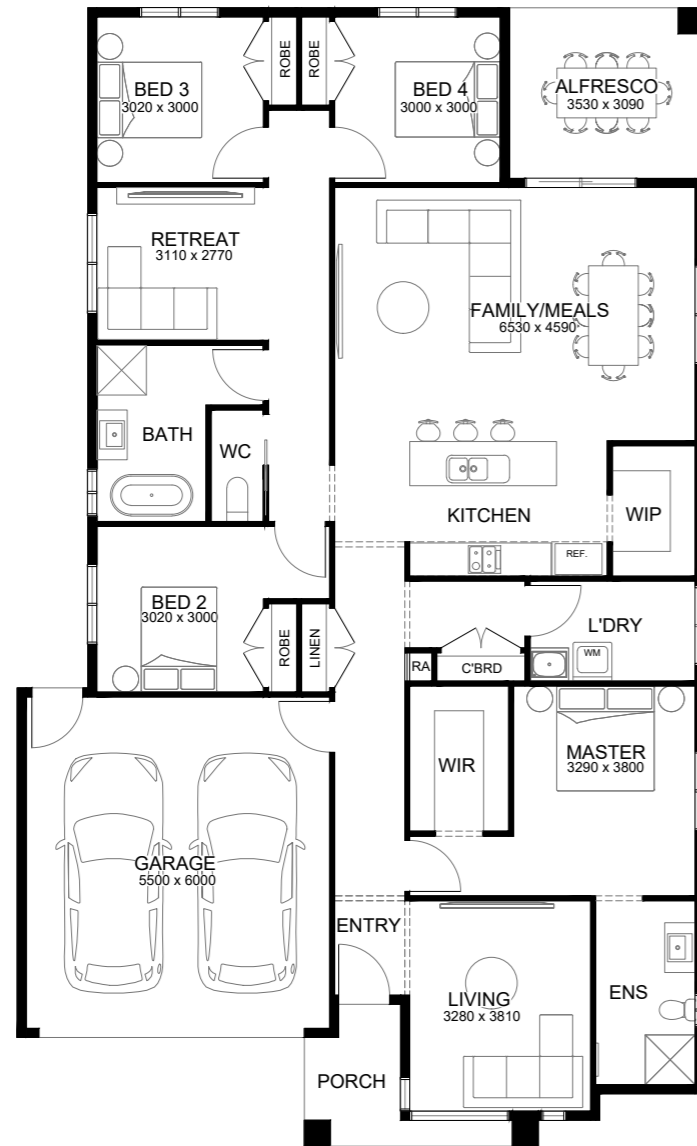
HOUSE WIDTH	12.45m
HOUSE LENGTH	18.32m

HOUSE	152.77 m ²
GARAGE	35.23 m ²
PORCH	5.28 m ²
ALFRESCO	9.39 m ²
TOTAL	202.67 m²
SQUARES	21.82 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

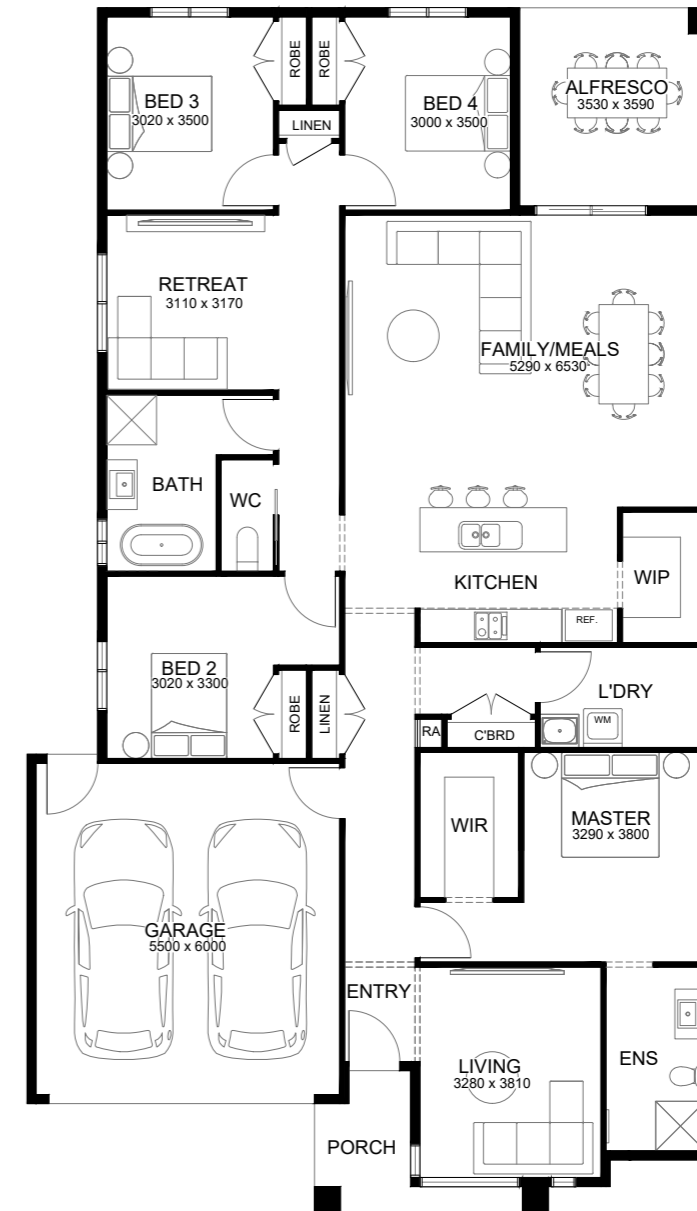
MADISON 228 | 25sq

4 2 3 2



MADISON 242 | 26sq

4 2 3 2



MINIMUM LOT SIZE
14m x 28m

MEASUREMENTS

HOUSE WIDTH	12.45m
HOUSE LENGTH	20.62m

HOUSE	177.04 m ²
GARAGE	35.13 m ²
PORCH	5.28 m ²
ALFRESCO	10.91 m ²
TOTAL	228.36 m²
SQUARES	24.58 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
14m x 32m

MEASUREMENTS

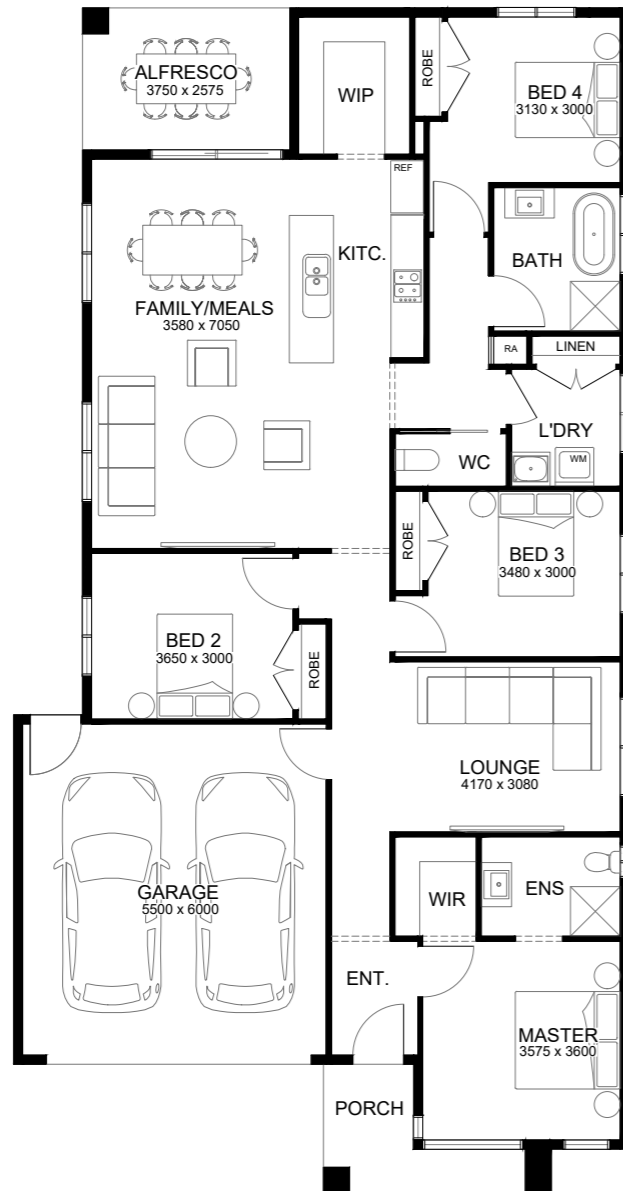
HOUSE WIDTH	12.45m
HOUSE LENGTH	21.82m

HOUSE	188.68 m ²
GARAGE	35.13 m ²
PORCH	5.28 m ²
ALFRESCO	12.67 m ²
TOTAL	241.76 m²
SQUARES	26.02 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

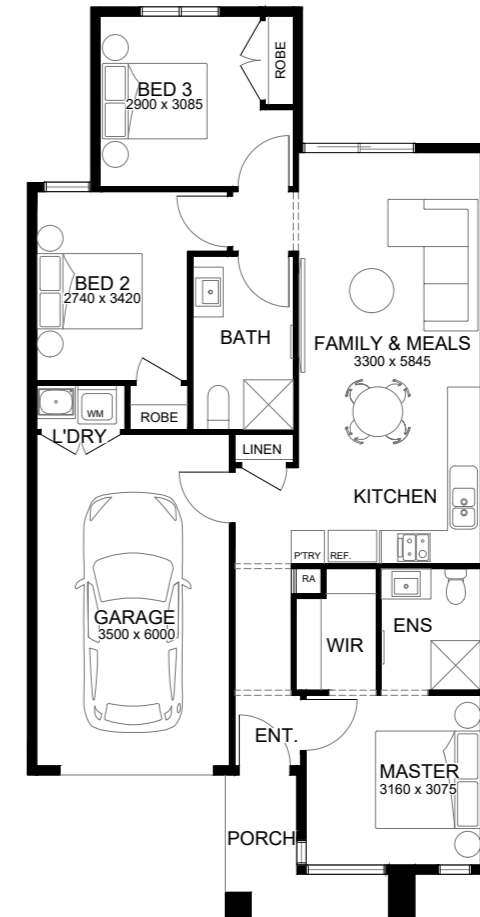
NEWPORT 209 | 23sq

4 2 2 2



NEWTON 116 | 12sq

3 2 1 1



MINIMUM LOT SIZE
12.5m x 28m

MEASUREMENTS

HOUSE WIDTH	11.15m
HOUSE LENGTH	21.47m

HOUSE	158.56 m ²
GARAGE	35.13 m ²
PORCH	5.81 m ²
ALFRESCO	9.66 m ²
TOTAL SQUARES	209.16 m²

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
8.5m x 25m

MEASUREMENTS

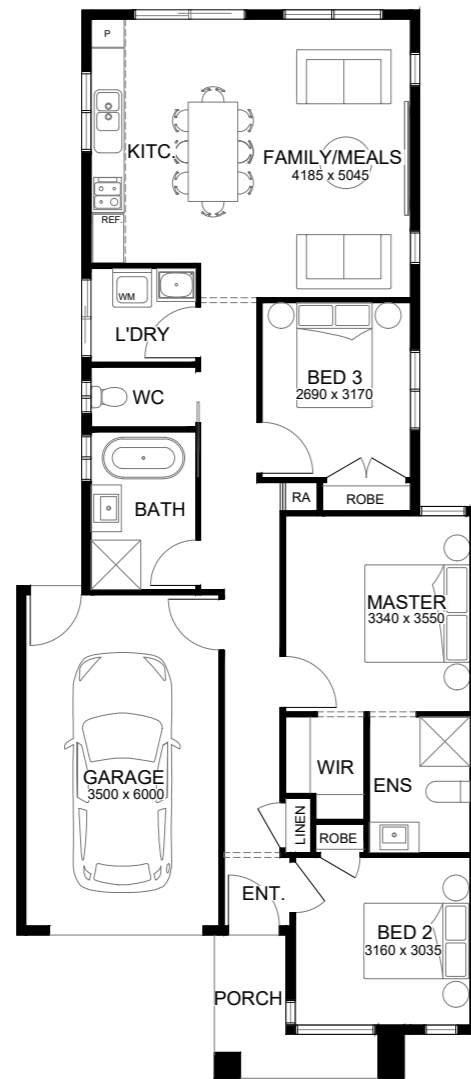
HOUSE WIDTH	8.37m
HOUSE LENGTH	16.50m

HOUSE	88.03 m ²
GARAGE	22.59 m ²
PORCH	5.08 m ²
TOTAL SQUARES	115.70 m²

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

NEWTON 130 | 14sq

3 2 1 1



NEWTON 149 | 16sq

4 2 1 1



MINIMUM LOT SIZE
8.5m x 25m

MEASUREMENTS

HOUSE WIDTH	8.37m
HOUSE LENGTH	19.35m

HOUSE	101.74 m ²
GARAGE	22.79 m ²
PORCH	5.08 m ²
TOTAL SQUARES	129.61 m² 13.95 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
8.5m x 28m

MEASUREMENTS

HOUSE WIDTH	8.37m
HOUSE LENGTH	22.38m

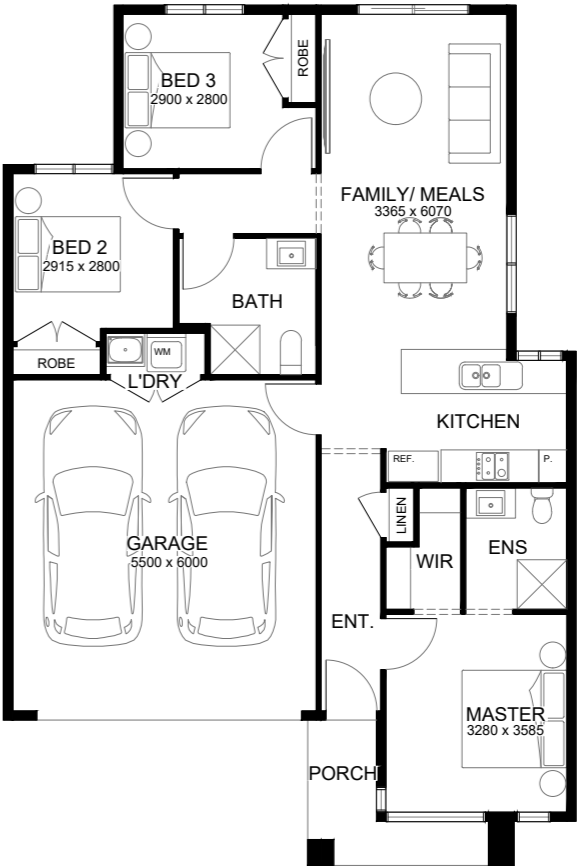
HOUSE	120.76 m ²
GARAGE	22.79 m ²
PORCH	5.08 m ²
TOTAL SQUARES	148.63 m² 16.00 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.



NORWOOD 134 | 14sq

3 2 1 2



MINIMUM LOT SIZE
10.5m x 21m

MEASUREMENTS

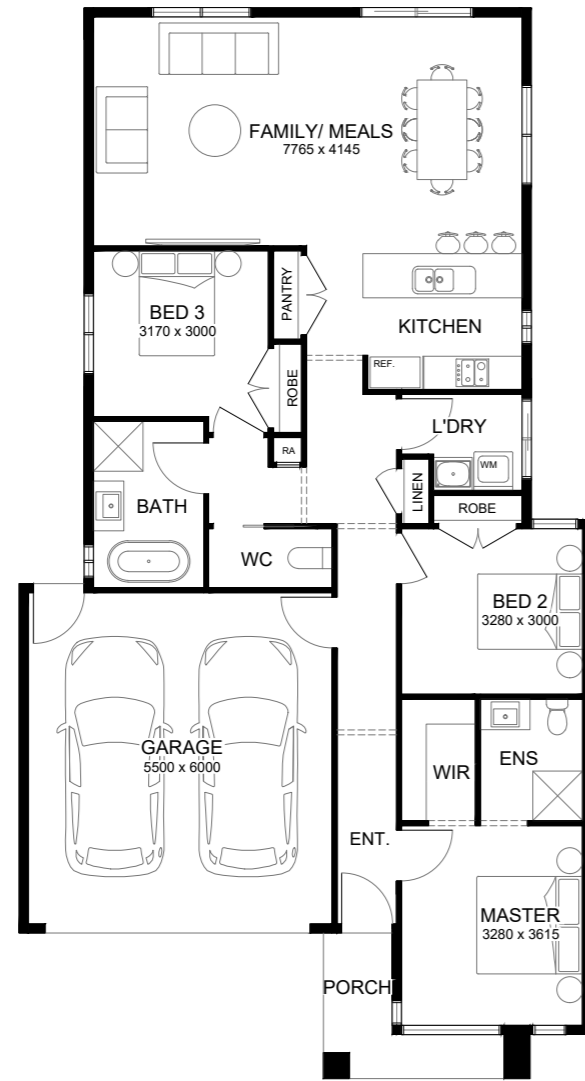
HOUSE WIDTH	10.37m
HOUSE LENGTH	15.59m

HOUSE	93.40 m ²
GARAGE	34.92 m ²
PORCH	5.28 m ²
TOTAL SQUARES	133.60 m² 14.38 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

NORWOOD 163 | 18sq

3 2 1 2



NORWOOD 187 | 20sq

4 2 1 2



MINIMUM LOT SIZE
10.5m x 25m

MEASUREMENTS

HOUSE WIDTH	10.37m
HOUSE LENGTH	19.39m

HOUSE	122.82 m ²
GARAGE	35.11 m ²
PORCH	5.28 m ²
TOTAL	163.21 m²
SQUARES	17.57 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
10.5m x 28m

MEASUREMENTS

HOUSE WIDTH	10.37m
HOUSE LENGTH	22.18m

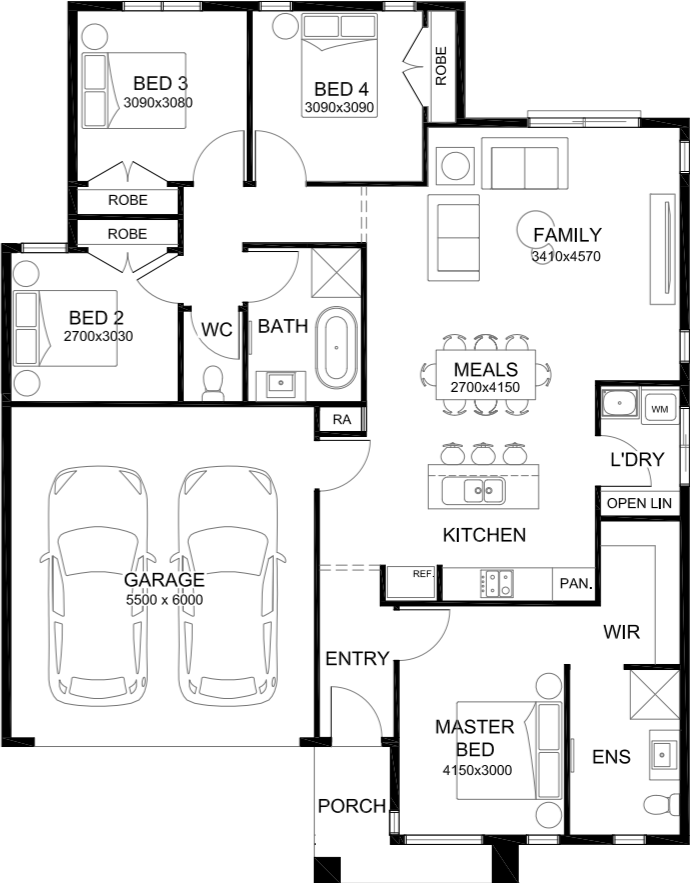
HOUSE	135.68m ²
GARAGE	35.10 m ²
PORCH	5.27 m ²
ALFRESCO	10.59 m ²
TOTAL	186.64 m²
SQUARES	20.09 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.



ORLANDO 169 | 18sq

4 2 1 2



MINIMUM LOT SIZE
14m x 21m

MEASUREMENTS

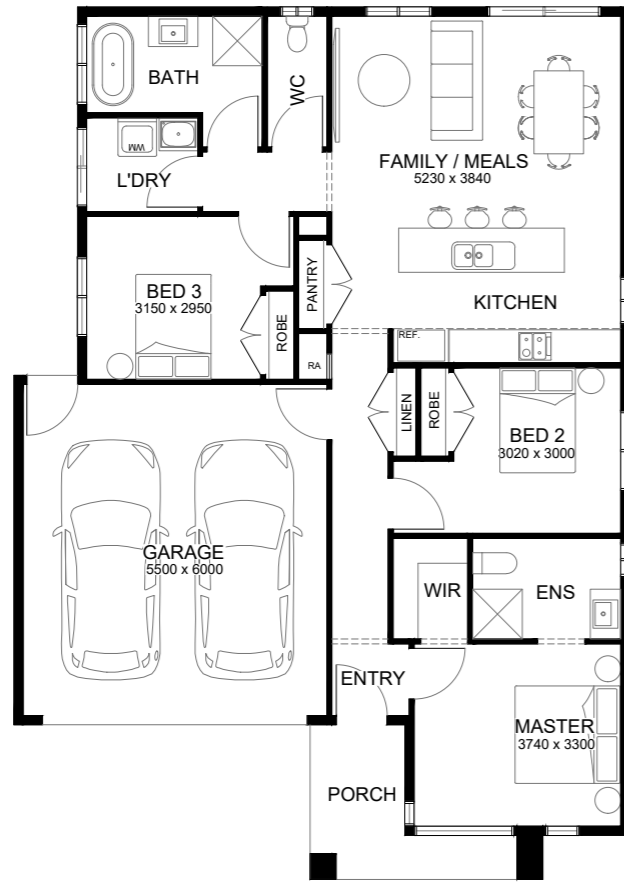
HOUSE WIDTH	12.45m
HOUSE LENGTH	15.97m

HOUSE	128.87 m ²
GARAGE	34.92 m ²
PORCH	5.04 m ²
TOTAL SQUARES	168.83 m² 18.17 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

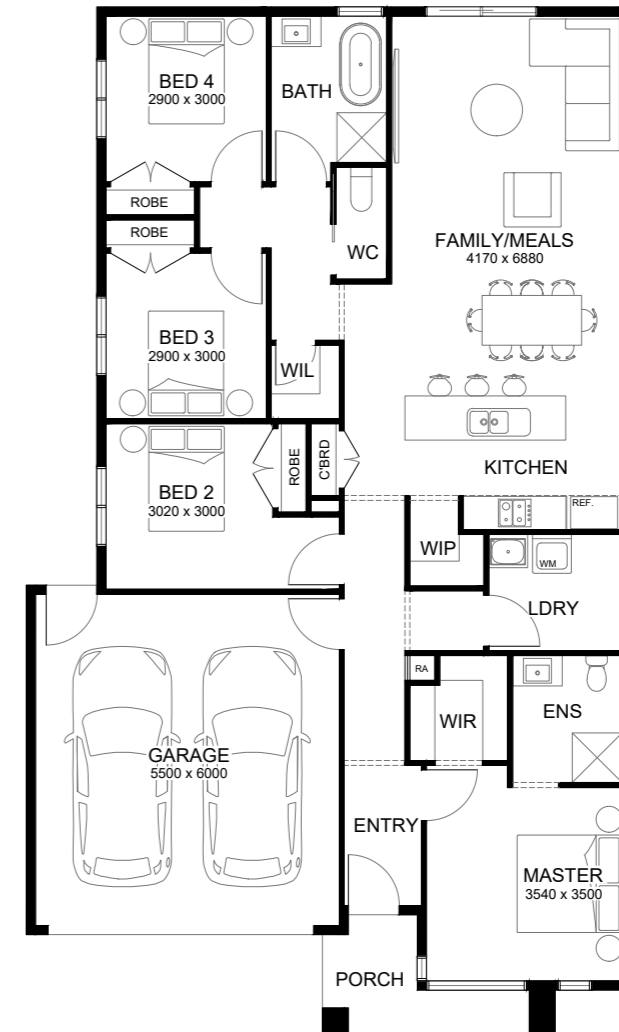
PHOENIX 152 | 16sq

3 2 1 2



PHOENIX 180 | 19sq

4 2 1 2



MINIMUM LOT SIZE
12.5m x 21m

MEASUREMENTS

HOUSE WIDTH	11.15m
HOUSE LENGTH	15.80m

HOUSE	110.68m ²
GARAGE	35.11 m ²
PORCH	6.43 m ²
TOTAL	152.22 m²
SQUARES	16.39 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
12.5m x 25m

MEASUREMENTS

HOUSE WIDTH	10.95m
HOUSE LENGTH	18.60m

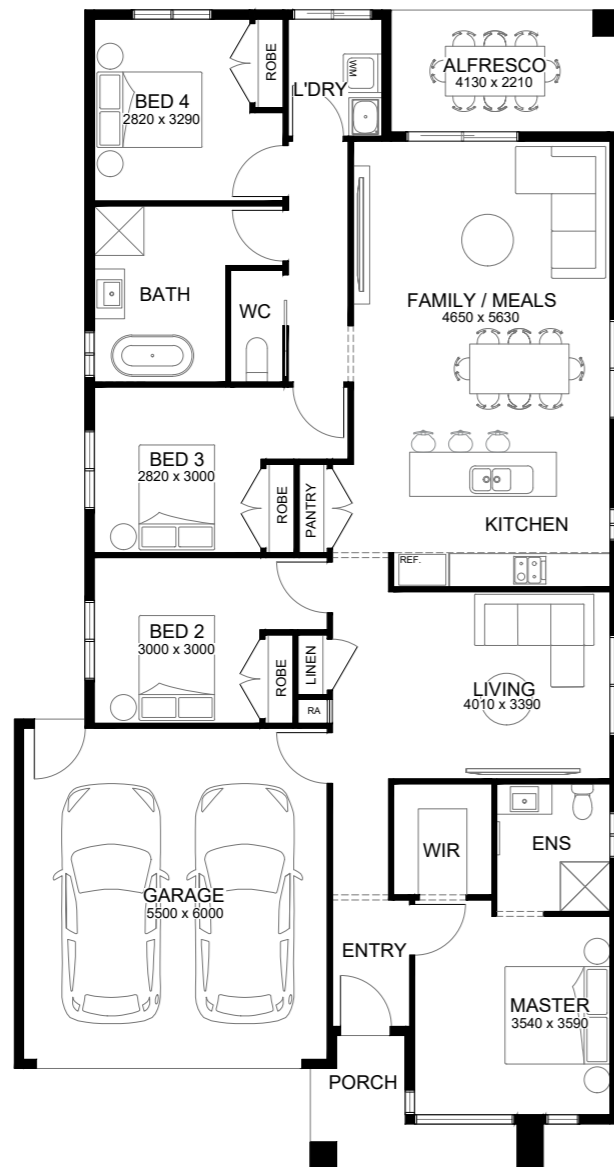
HOUSE	138.78m ²
GARAGE	35.20 m ²
PORCH	5.54 m ²
TOTAL	179.52 m²
SQUARES	19.32 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.



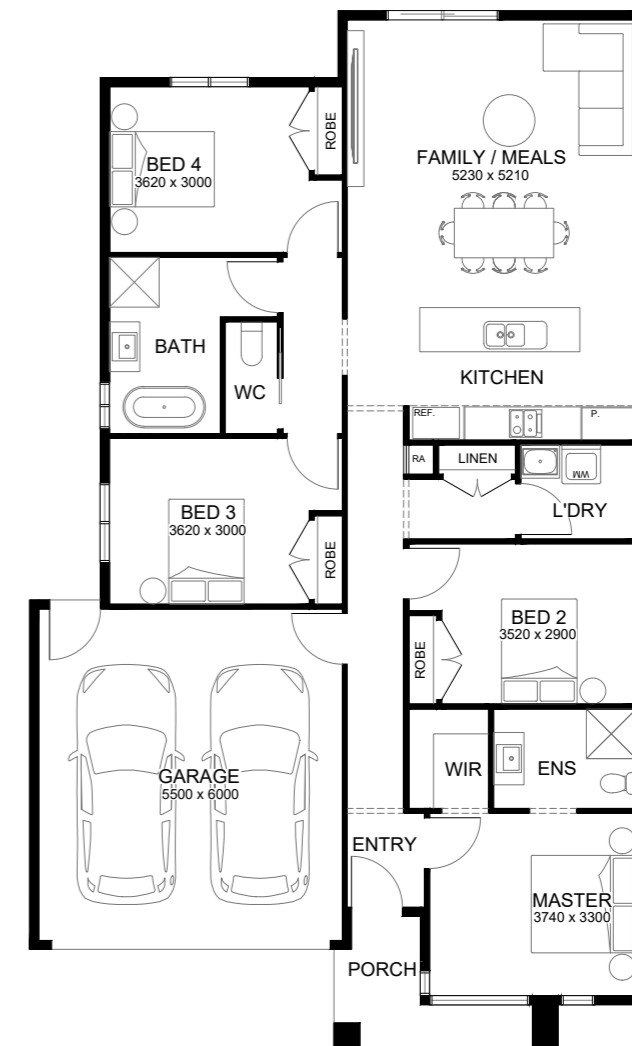
PHOENIX 202 | 22sq

4 2 2 2



PORTLAND 180 | 19sq

4 2 1 2



MINIMUM LOT SIZE
12.5m x 28m

MEASUREMENTS

HOUSE WIDTH	10.95m
HOUSE LENGTH	20.97m

HOUSE	152.23 m ²
GARAGE	35.23 m ²
PORCH	5.84 m ²
ALFRESCO	9.12 m ²
TOTAL	202.42 m²
SQUARES	21.79 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
12.5m x 25m

MEASUREMENTS

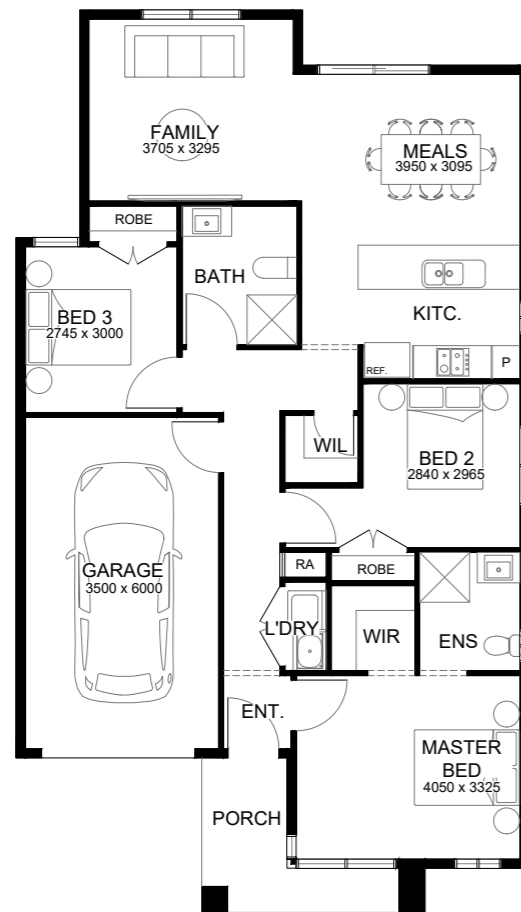
HOUSE WIDTH	11.15m
HOUSE LENGTH	18.80m

HOUSE	138.76 m ²
GARAGE	35.23 m ²
PORCH	5.57 m ²
TOTAL	179.56 m²
SQUARES	19.33 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

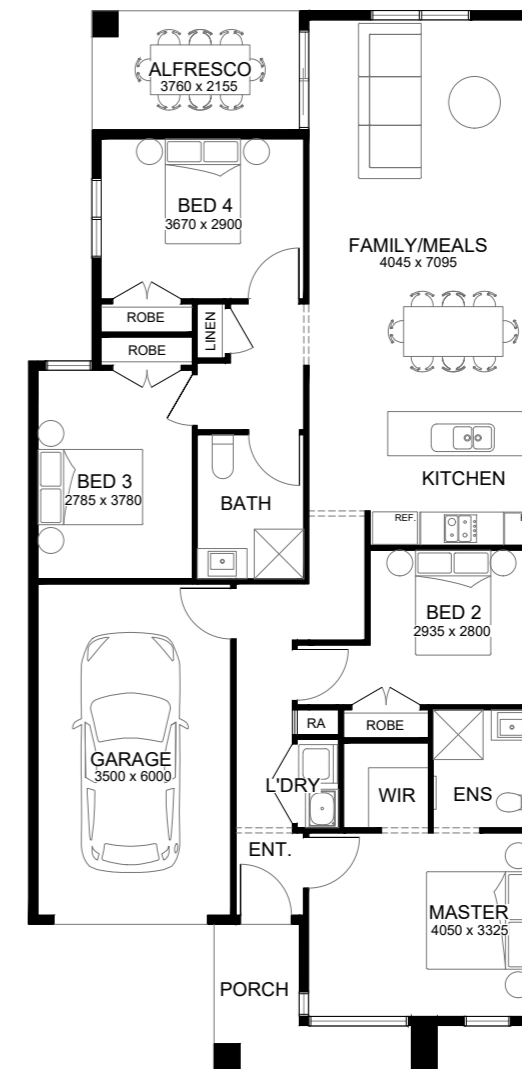
RIXTON 132 | 14sq

3 2 1 1



RIXTON 160 | 17sq

4 2 1 1



MINIMUM LOT SIZE
10.5m x 25m

MEASUREMENTS

HOUSE WIDTH	9.29m
HOUSE LENGTH	16.35m

HOUSE	103.08 m ²
GARAGE	22.59 m ²
PORCH	6.32 m ²
TOTAL	131.99 m²
SQUARES	14.21 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
10.5m x 25m

MEASUREMENTS

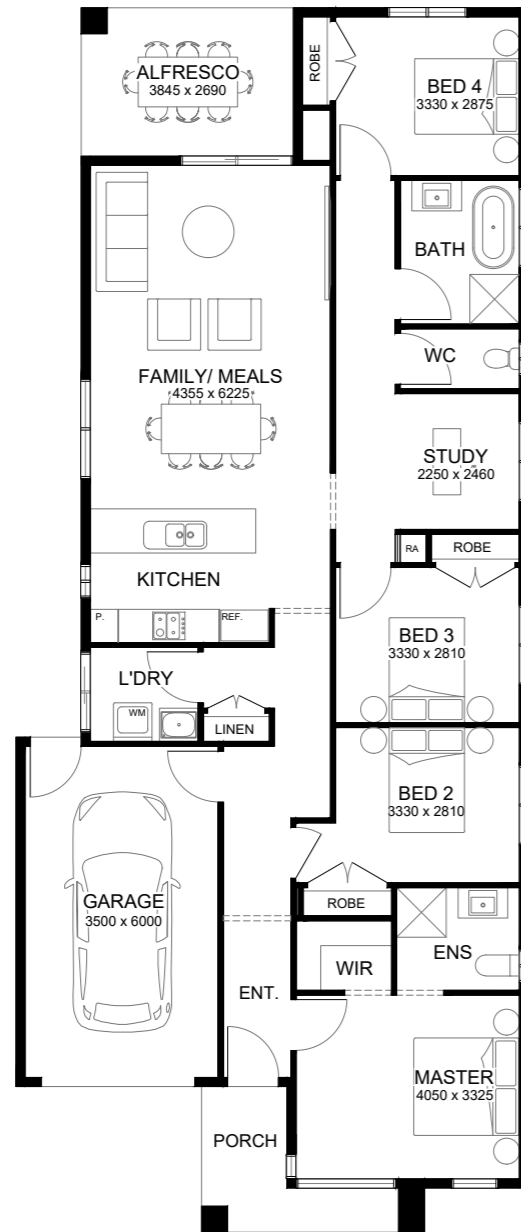
HOUSE WIDTH	9.29m
HOUSE LENGTH	19.18m

HOUSE	123.66 m ²
GARAGE	22.59 m ²
PORCH	6.07 m ²
ALFRESCO	8.10 m ²
TOTAL	160.42 m²
SQUARES	17.27 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

RIXTON 180 | 19sq

4 2 1 1 1



MINIMUM LOT SIZE
10.5m x 28m

MEASUREMENTS

HOUSE WIDTH	9.29m
HOUSE LENGTH	22.18m

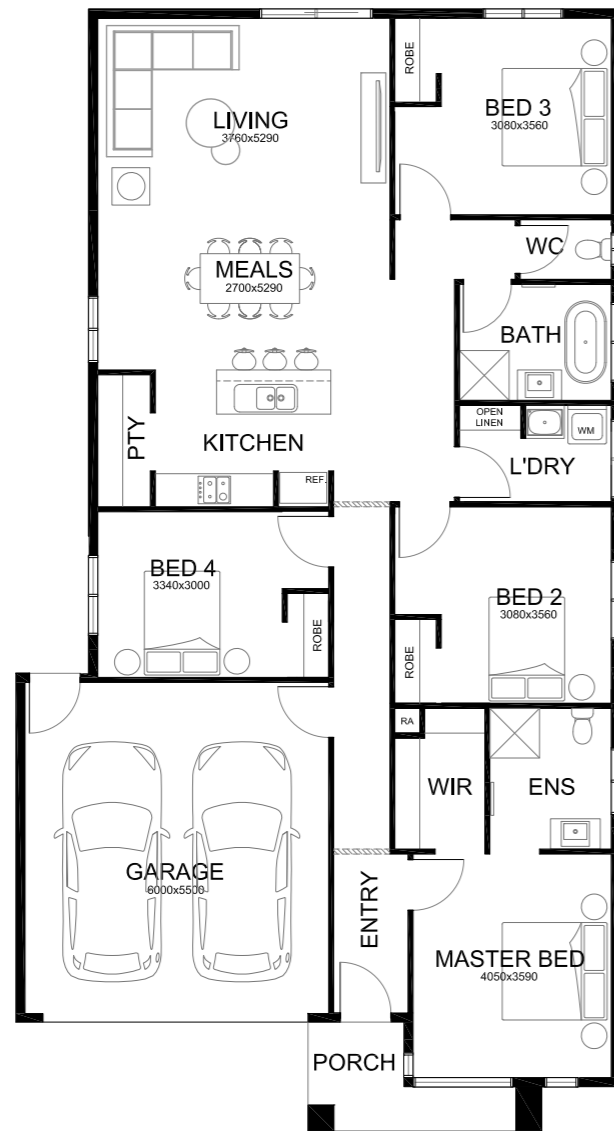
HOUSE	140.78 m ²
GARAGE	22.79 m ²
PORCH	6.07 m ²
ALFRESCO	10.34 m ²
TOTAL	179.98 m²
SQUARES	19.37 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.



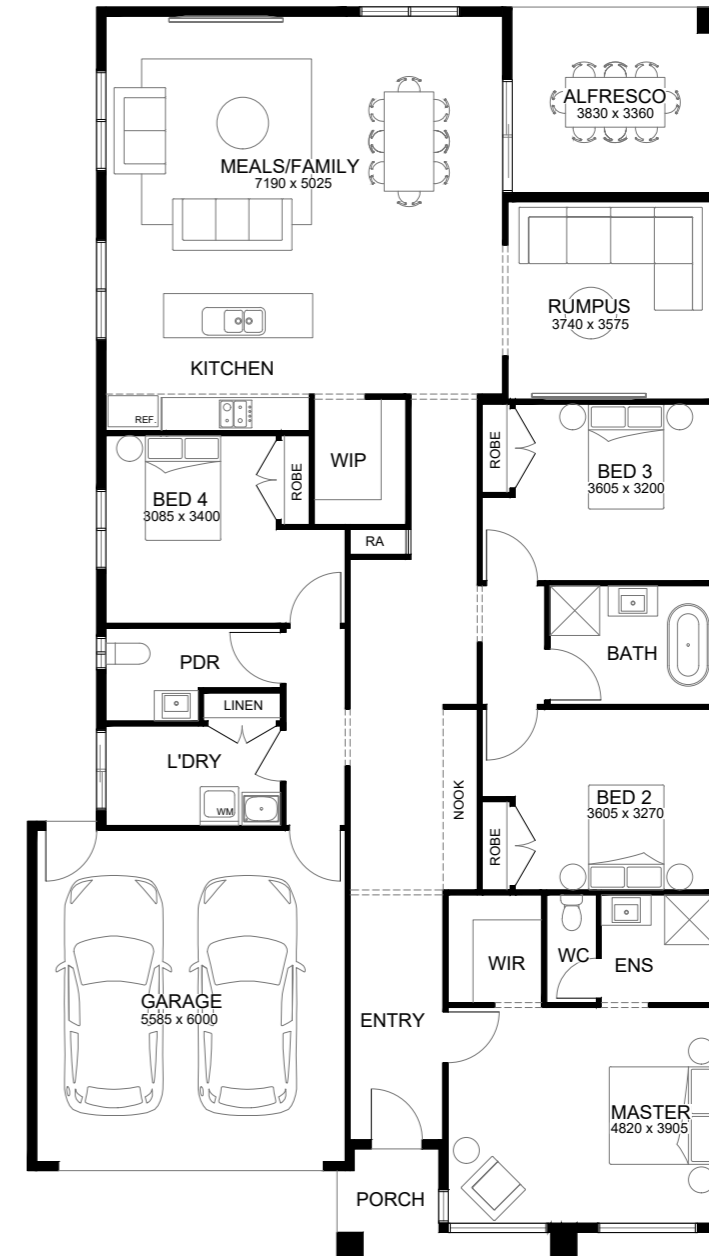
ROCHESTER 195 | 21sq

4 2 1 2



SANSA 257 | 28sq

4 2.5 2 2



MINIMUM LOT SIZE
12.5m x 28m

MEASUREMENTS

HOUSE WIDTH	10.95m
HOUSE LENGTH	20.32m

HOUSE	154.57 m ²
GARAGE	35.14 m ²
PORCH	5.27 m ²
TOTAL SQUARES	194.98 m²

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
14m x 32m

MEASUREMENTS

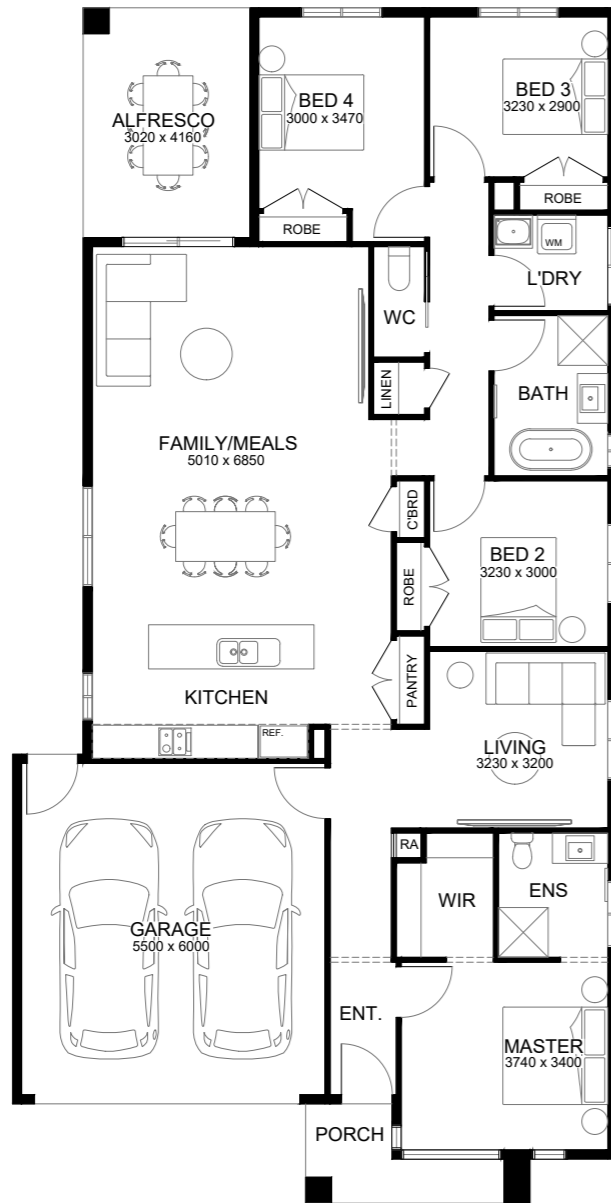
HOUSE WIDTH	12.60m
HOUSE LENGTH	22.66m

HOUSE	203.66 m ²
GARAGE	35.66 m ²
PORCH	4.78 m ²
ALFRESCO	12.87 m ²
TOTAL SQUARES	256.97 m²

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

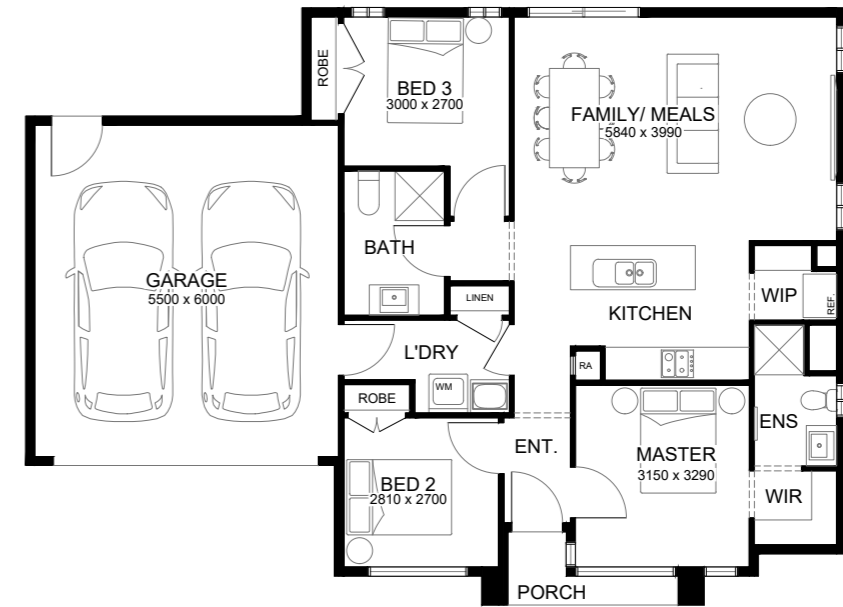
SARATOGA 209 | 22sq

4 2 2 2



SUBIC 133 | 14sq

3 2 1 2



MINIMUM LOT SIZE
12.5m x 28m

MEASUREMENTS

HOUSE WIDTH	10.95m
HOUSE LENGTH	21.65m

HOUSE	156.03 m ²
GARAGE	35.53 m ²
PORCH	4.82 m ²
ALFRESCO	12.56 m ²
TOTAL	208.94 m²
SQUARES	22.49 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
16m x 16.2m

MEASUREMENTS

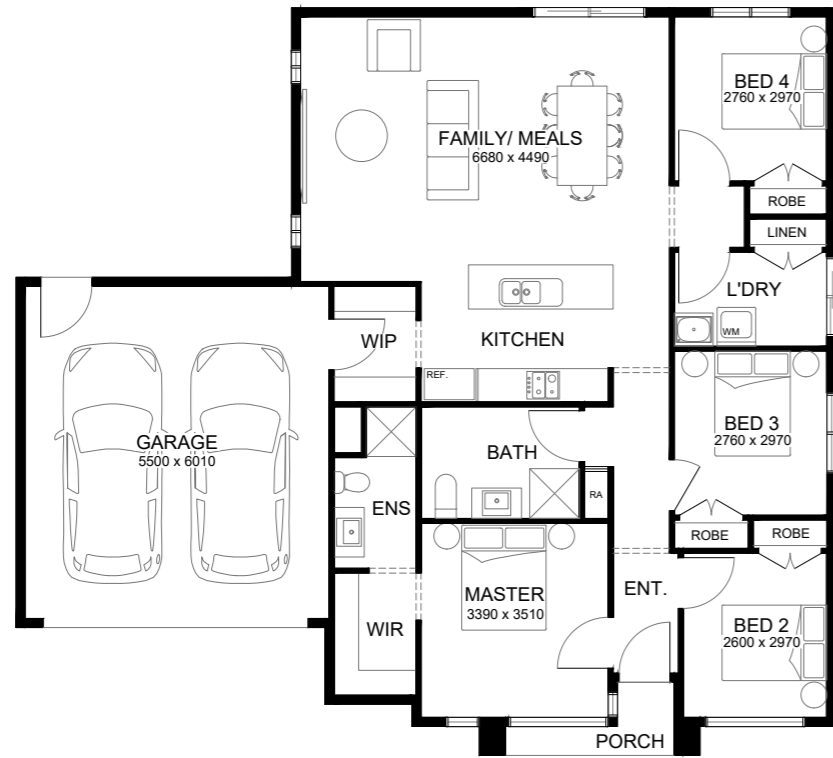
HOUSE WIDTH	14.87m
HOUSE LENGTH	10.82m

HOUSE	94.59 m ²
GARAGE	35.75 m ²
PORCH	2.96 m ²
TOTAL	133.30 m²
SQUARES	14.35 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

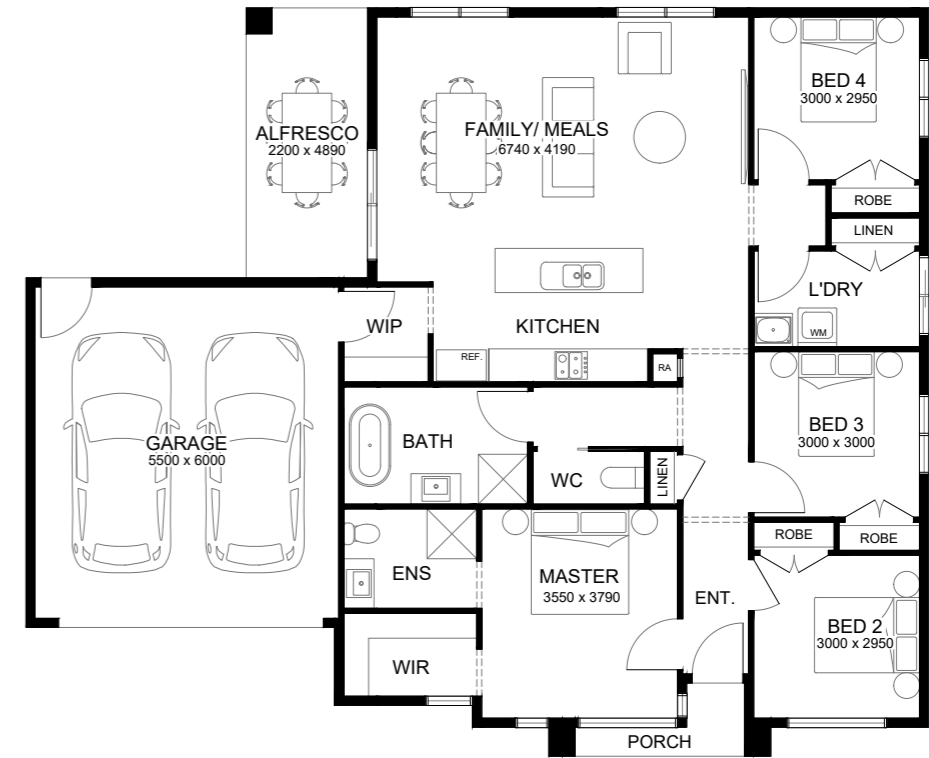
SUBIC 160 | 17sq

4 2 1 2



SUBIC 185 | 20sq

4 2 1 2



MINIMUM LOT SIZE
16m x 21m

MEASUREMENTS

HOUSE WIDTH	14.85m
HOUSE LENGTH	13.54m

HOUSE	121.58 m ²
GARAGE	35.80 m ²
PORCH	2.92 m ²
TOTAL	160.30 m²
SQUARES	17.26 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
17.5m x 21m





MEASUREMENTS

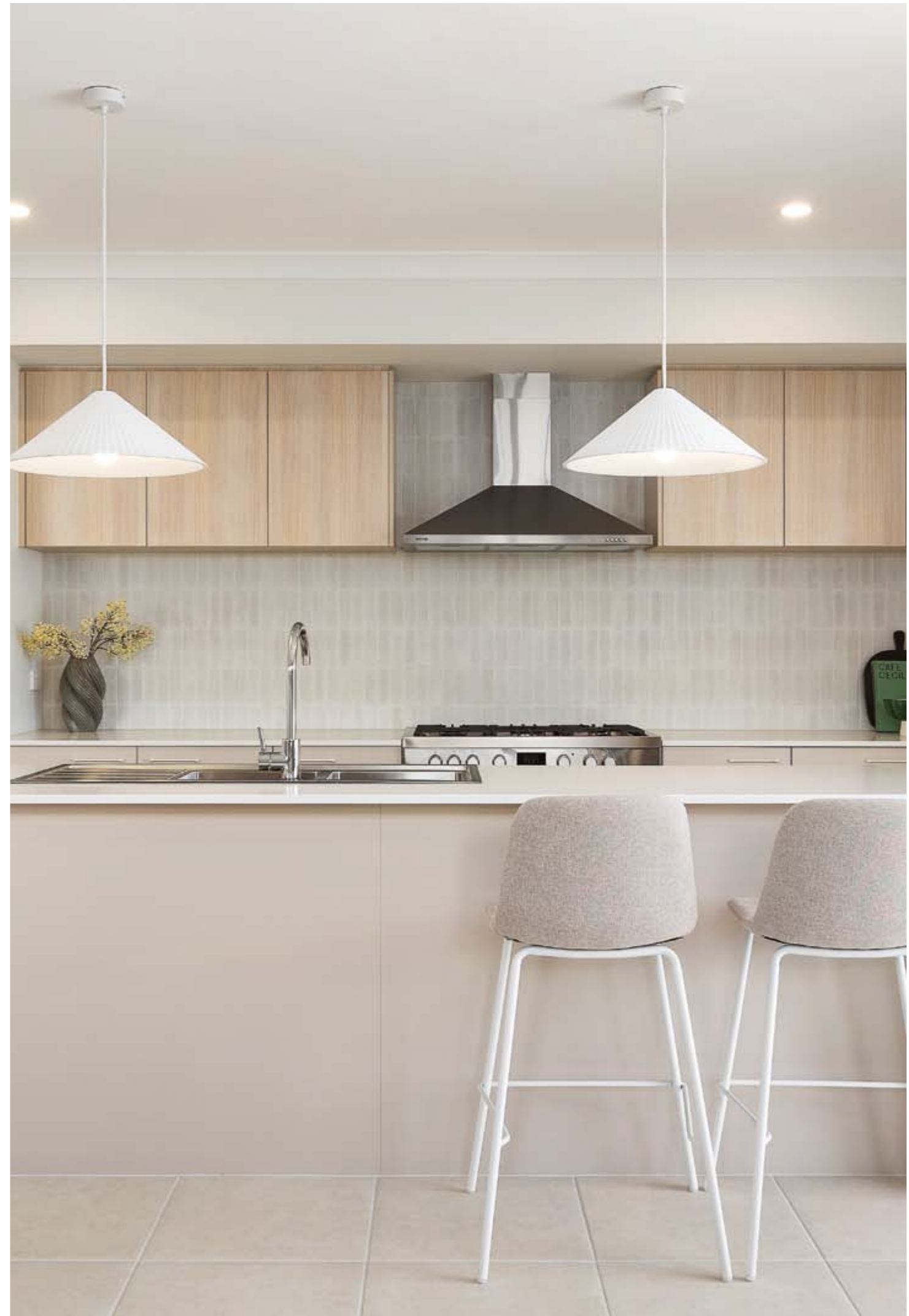
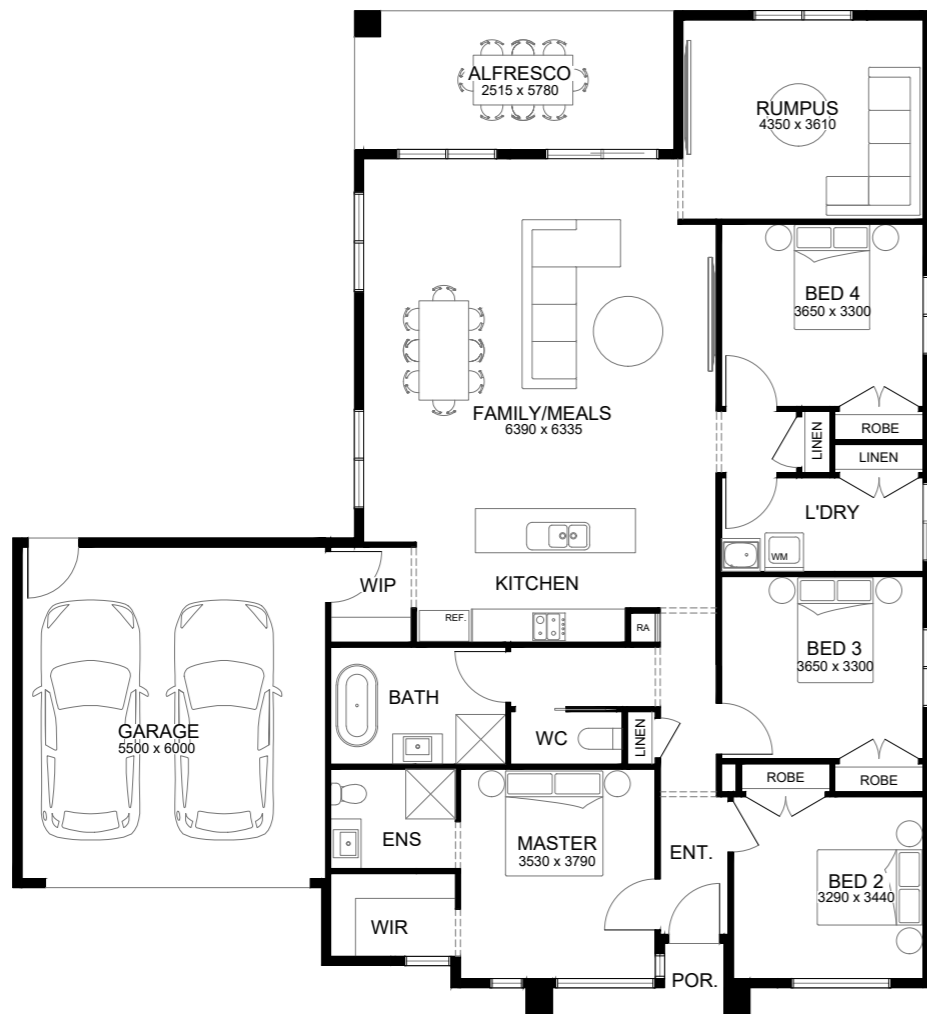
HOUSE WIDTH	16.35m
HOUSE LENGTH	13.56m

HOUSE	134.96 m ²
GARAGE	35.85 m ²
PORCH	2.95 m ²
ALFRESCO	10.76 m ²
TOTAL	184.52 m²
SQUARES	19.86 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

SUBIC 226 | 24sq

4  2  2  2 



MINIMUM LOT SIZE
18m x 26m

MEASUREMENTS

HOUSE WIDTH	16.65m
HOUSE LENGTH	18.22m

HOUSE	173.10 m ²
GARAGE	35.85 m ²
PORCH	2.99 m ²
ALFRESCO	14.53 m ²
TOTAL	226.47 m²
SQUARES	24.38 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

Single storey facades

SINGLE GARAGE



MODERN



CONTEMPORARY



COASTAL

Single storey facades

DOUBLE GARAGE



MODERN



CONTEMPORARY

Single storey facades

DOUBLE GARAGE



COASTAL



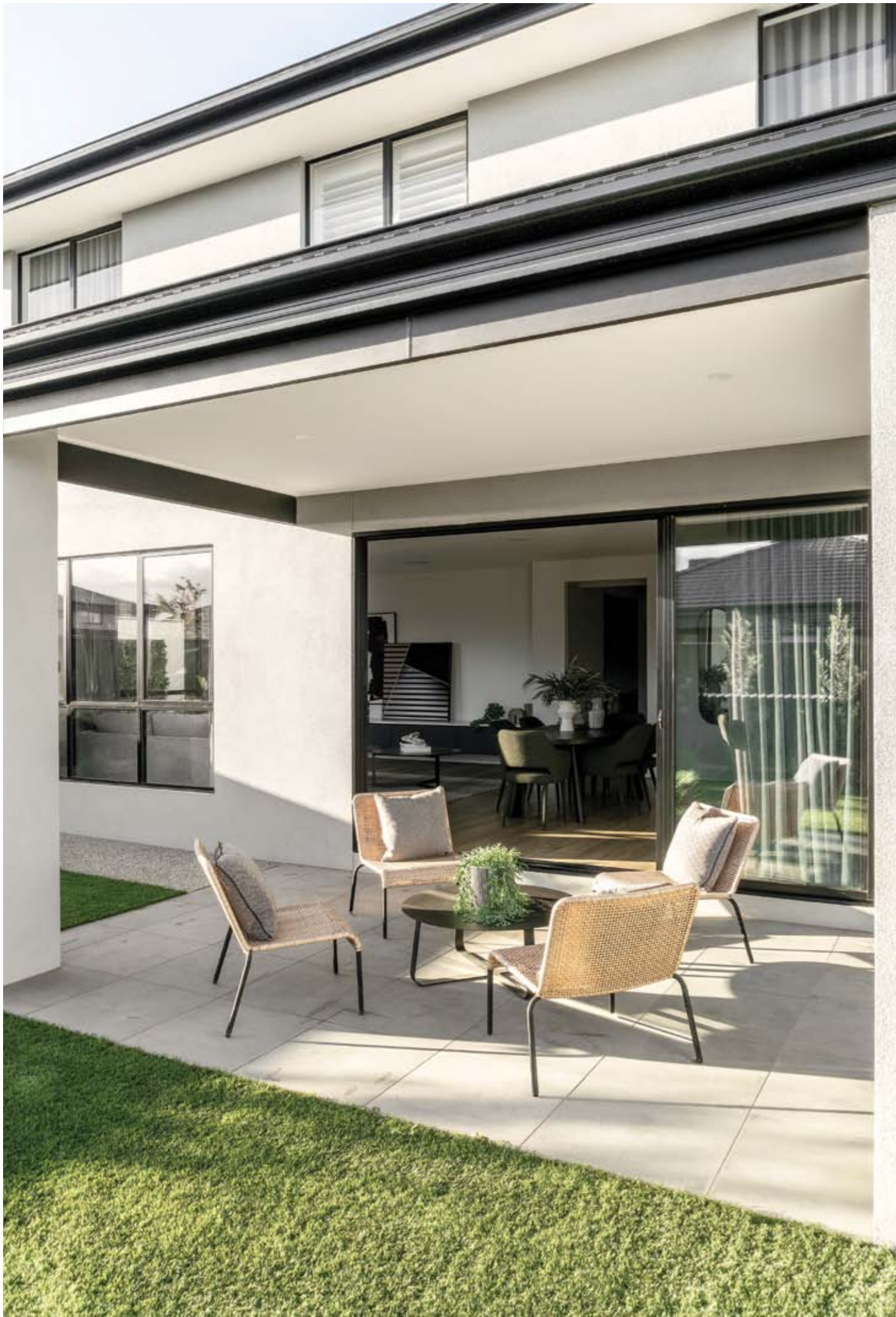
COTTAGE



MINIMALIST



RESORT

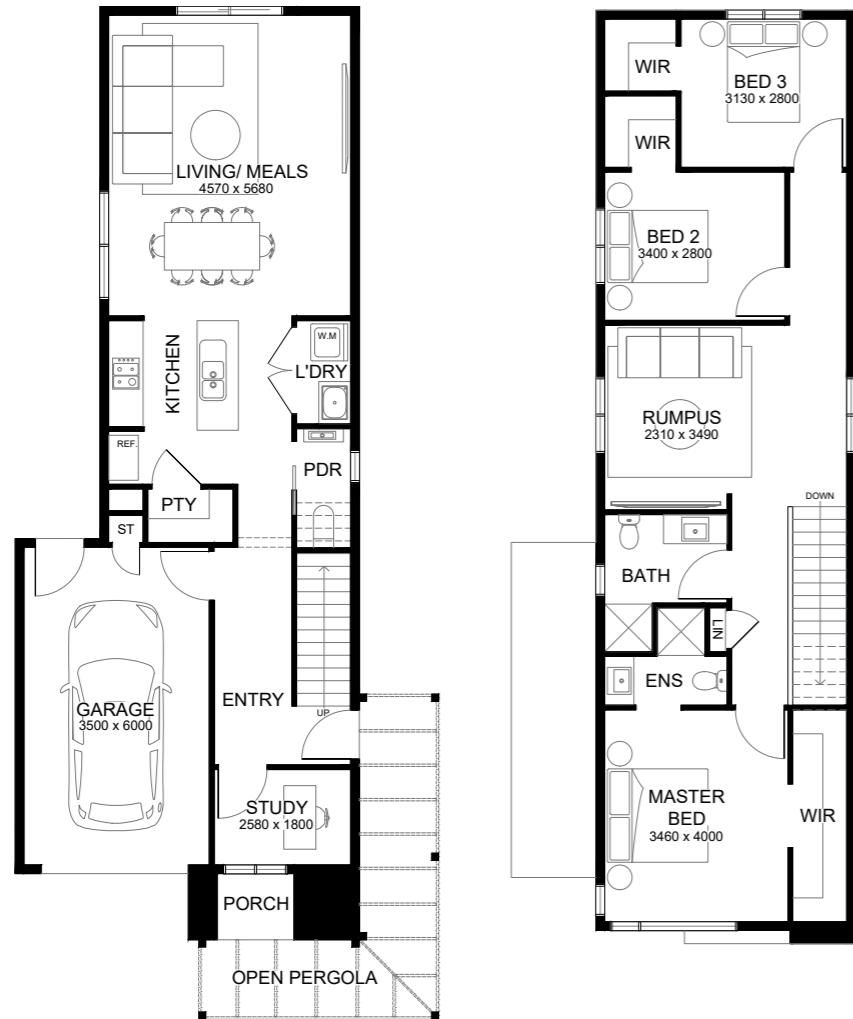


DOUBLE STOREY HOMES

SIMPLICITY

ASTORIA 193 | 21sq

3 2.5 2 1 1



BALTIMORE 274 | 29sq

4 2.5 3 2



MINIMUM LOT SIZE
8.5m x 25m

MEASUREMENTS

HOUSE WIDTH	6.50m
HOUSE LENGTH	17.63m

GROUND FLOOR	67.53 m ²
FIRST FLOOR	85.16 m ²
GARAGE	22.86 m ²
PORCH	4.04 m ²
VERANDAH	13.76 m ²
TOTAL	193.35 m²
SQUARES	20.81 sq

Based on Pinnacle facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
12.5m x 25m

MEASUREMENTS

HOUSE WIDTH	10.31m
HOUSE LENGTH	17.38m

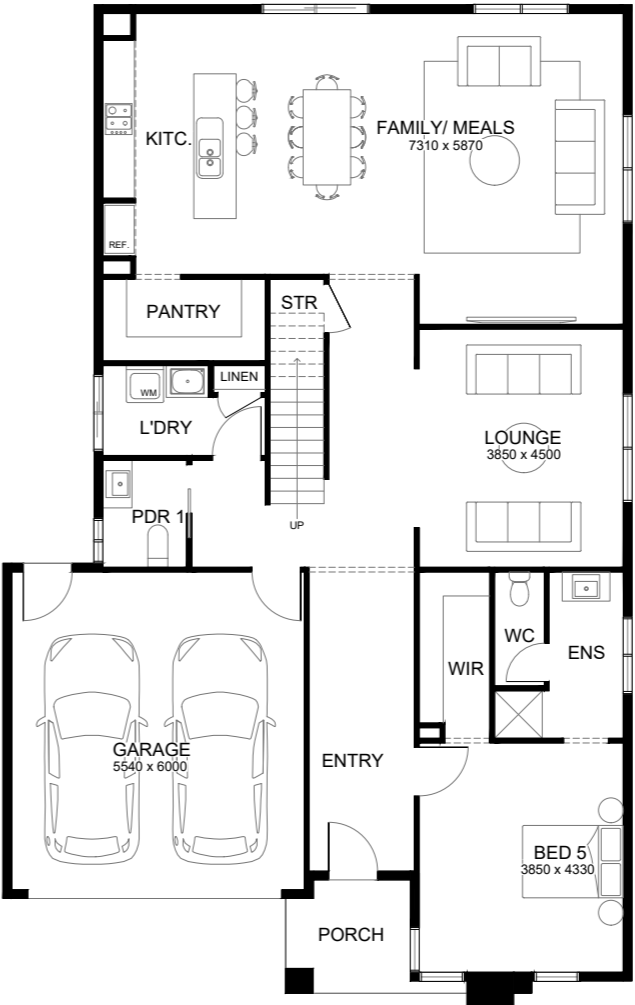
GROUND FLOOR	105.94 m ²
FIRST FLOOR	119.15 m ²
GARAGE	35.18 m ²
PORCH	2.86 m ²
ALFRESCO	10.63 m ²
TOTAL	273.76 m²
SQUARES	29.47 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.



BLACKWOOD 351 | 38sq

5 4 3 1 2



MINIMUM LOT SIZE
14m x 28m

MEASUREMENTS

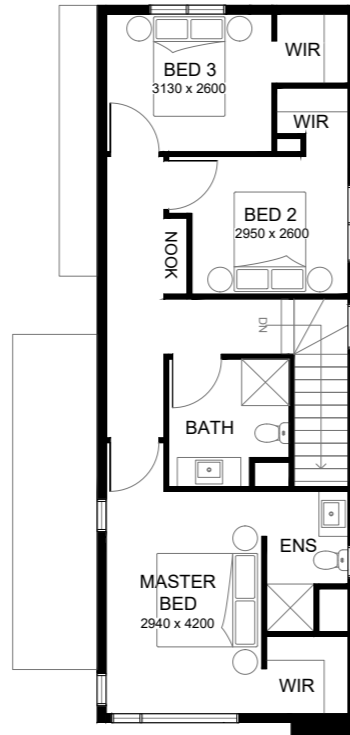
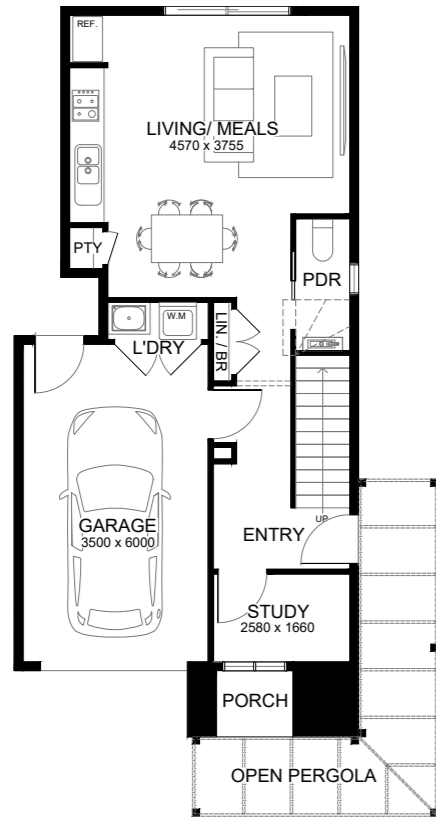
HOUSE WIDTH	11.88m
HOUSE LENGTH	18.91m

GROUND FLOOR	152.81 m ²
FIRST FLOOR	157.18 m ²
GARAGE	35.45 m ²
PORCH	5.59 m ²
TOTAL SQUARES	351.03 m² 37.79 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

ELMHURST 160 | 17sq

3 2.5 1 1 1



MINIMUM LOT SIZE
8.5m x 21m

MEASUREMENTS

HOUSE WIDTH	6.50m
HOUSE LENGTH	13.79m

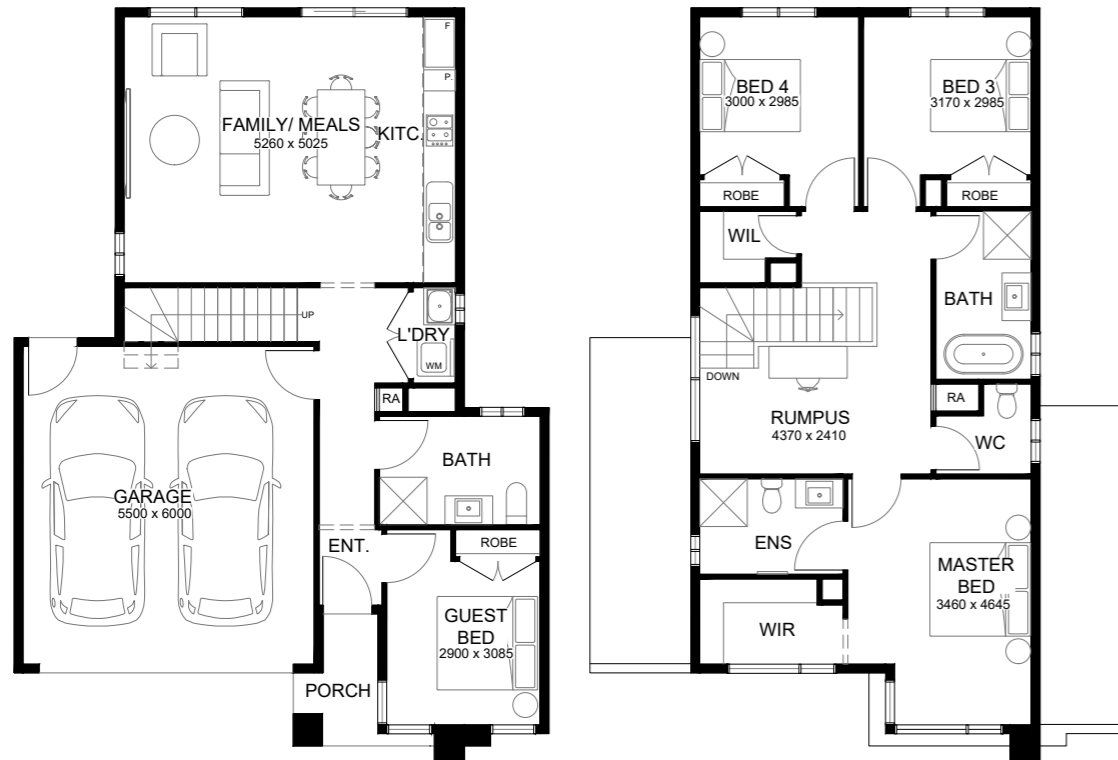
GROUND FLOOR	52.40 m ²
FIRST FLOOR	66.68 m ²
GARAGE	22.89 m ²
PORCH	4.04 m ²
VERANDAH	14.26 m ²
TOTAL	160.27 m²
SQUARES	17.25 sq

Based on Pinnacle facade. *Subject to orientation, land characteristics, developer and council requirements.



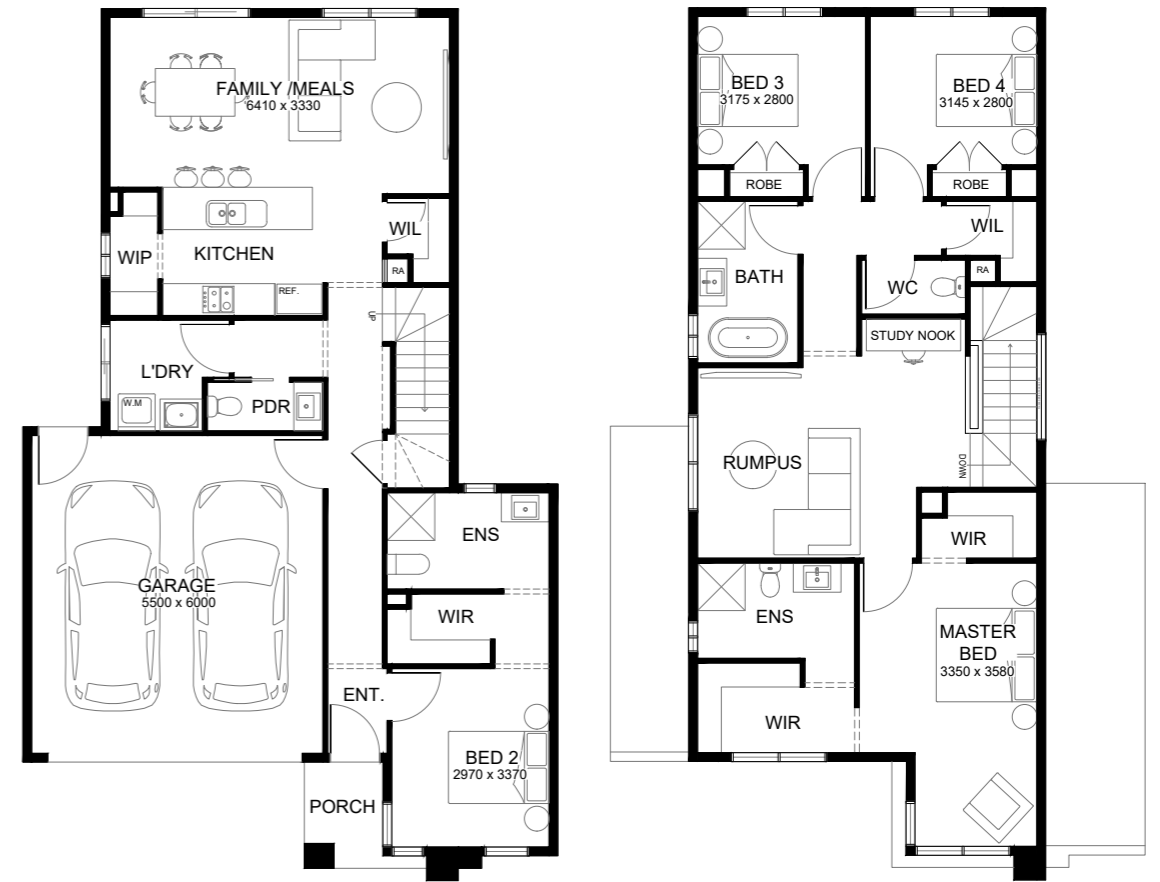
PARKVILLE 196 | 21sq

4 3 2 2



PARKVILLE 225 | 24sq

4 3.5 2 2



MINIMUM LOT SIZE
10.5m x 21m

MEASUREMENTS

HOUSE WIDTH	10.10m
HOUSE LENGTH	14.21m

GROUND FLOOR	69.96 m ²
FIRST FLOOR	86.35 m ²
GARAGE	35.42 m ²
PORCH	4.02 m ²
TOTAL	195.75 m²
SQUARES	21.07 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

MINIMUM LOT SIZE
10.5m x 25m

MEASUREMENTS

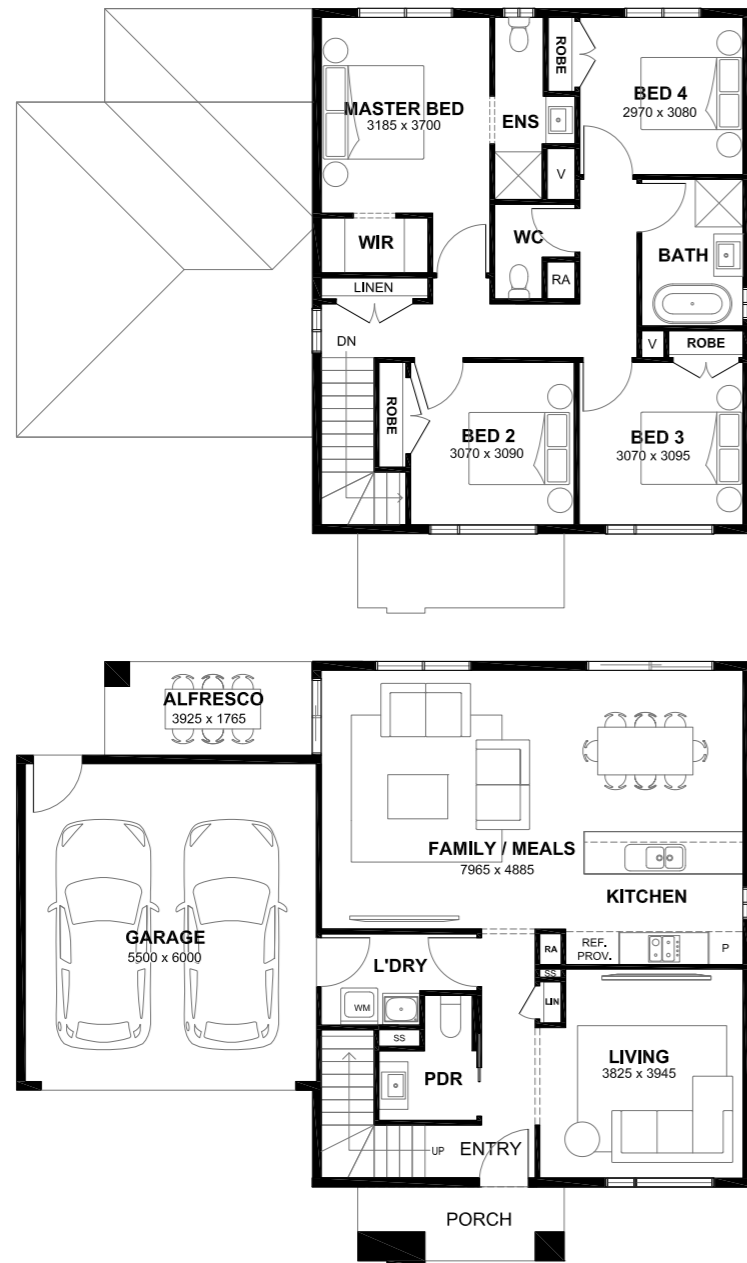
HOUSE WIDTH	10.10m
HOUSE LENGTH	16.47m

GROUND FLOOR	85.82 m ²
FIRST FLOOR	100.85 m ²
GARAGE	35.16 m ²
PORCH	3.55 m ²
TOTAL	225.38 m²
SQUARES	24.26 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.

SANTORINI 212 | 23sq

4 2.5 2 2



MINIMUM LOT SIZE
16m x 16m

MEASUREMENTS

HOUSE WIDTH	13.89m
HOUSE LENGTH	11.32m

GROUND FLOOR	81.83 m ²
FIRST FLOOR	82.28 m ²
GARAGE	35.83 m ²
PORCH	5.53 m ²
ALFRESCO	6.92 m ²
TOTAL	212.39 m²
SQUARES	22.86 sq

Based on Contemporary facade. *Subject to orientation, land characteristics, developer and council requirements.



Double storey facades

SINGLE GARAGE



Horizon facade available on the Astoria 193 and Elmhurst 160 only

HORIZON



Soho facade available on the Astoria 193 and Elmhurst 160 only

SOHO



Pinnacle facade available on the Astoria 193 and Elmhurst 160 only

PINNACLE



Urban facade available on the Astoria 193 and Elmhurst 160 only

URBAN

Double storey facades

DOUBLE GARAGE



MODERN



CONTEMPORARY



COASTAL



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SIMPLICITY

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