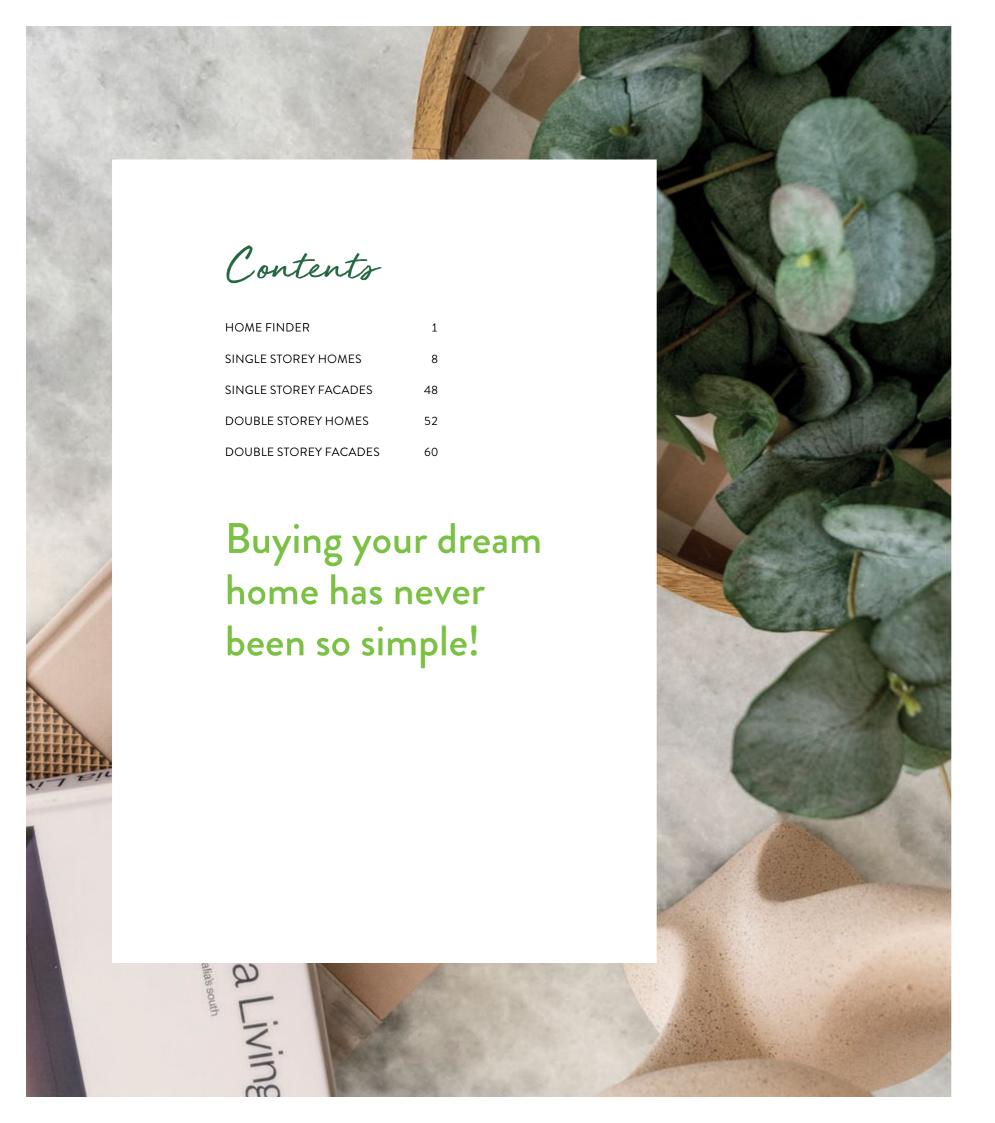


SIMPLICITY Collection

SHERRIDON HOMES® A HIGHER STANDARD



Simplicity Home Finder

FITS LOT WIDTH (m) 8.5 10.5 12.5 14 16 17.5 18 Page

SINGLE STOREY

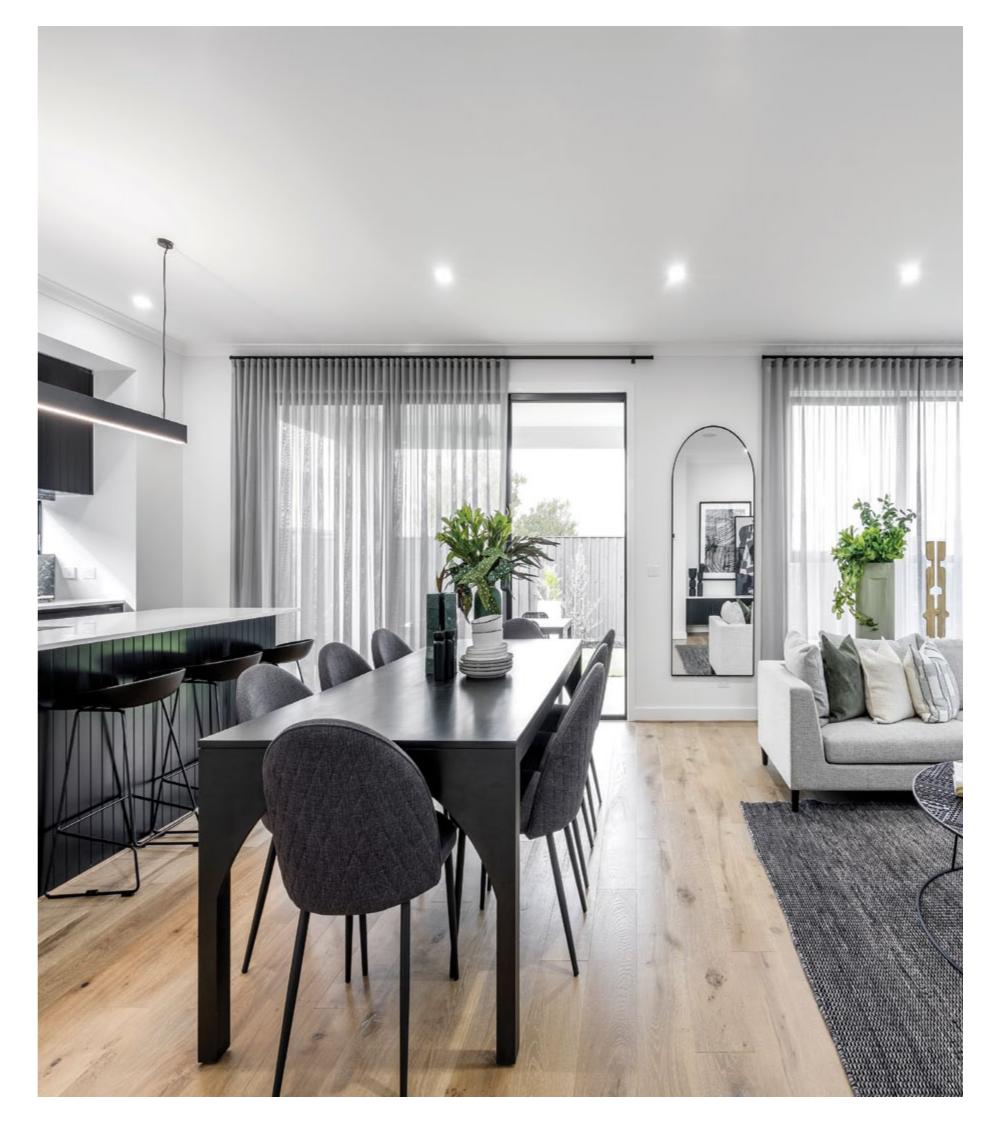
	Total Area (sq)	Min Lot Depth (m)	
Clinton 257	27.63	32.00	8
Dalton 132	14.25	21.00	9
Dalton 163	17.57	25.00	10
Dalton 187	20.10	28.00	11
Grove 157	16.88	21.00	12
Jefferson 156	16.81	25.00	14
Jefferson 176	18.89	28.00	15
Lenox 201	21.64	25.00	16
Madison 203	21.82	25.00	17
Madison 228	24.58	28.00	18
Madison 242	26.02	32.00	19
Newport 209	22.51	28.00	20
Newton 116	12.45	25.00	2'
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	3
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	4
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

8.5 10.5 12.5 14 16 17.5 18 Page FITS LOT WIDTH (m)

DOUBLE STOREY

	Total Area (sq)	Min Lot Depth (m)	
	101417 11 64 (34)	Will Lot Depth (11)	
storia 193	20.81	25.00	52
altimore 274	29.47	25.00	53
lackwood 351	37.79	28.00	54
lmhurst 160	17.25	21.00	55
arkville 196	21.07	21.00	56
arkville 225	24.26	25.00	57
antorini 212	22.86	16.00	58



Welcome to Simplicity

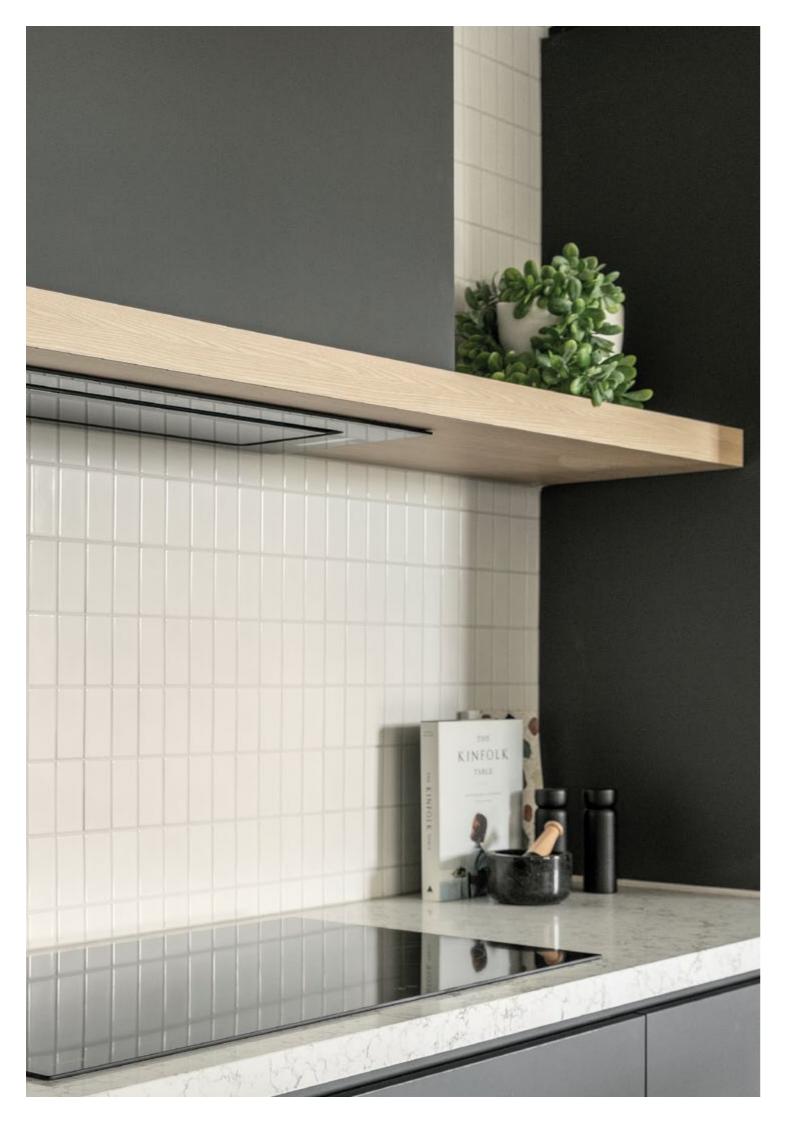
A place where modern living is made effortless and affordable.

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.

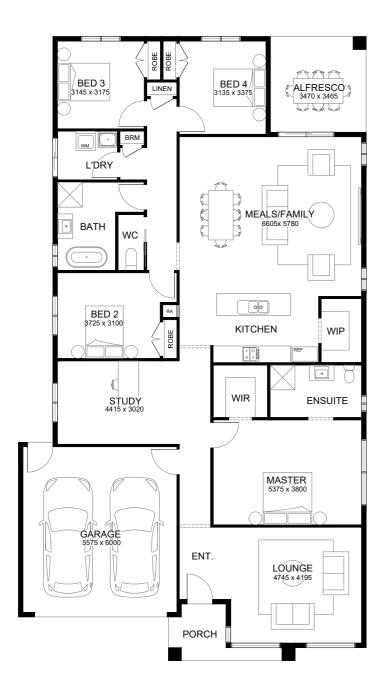


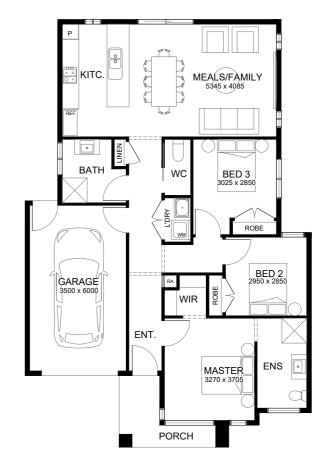


SINGLE STOREY HOMES

SIMPLICITY







14m x 32m

MEASUREMENTS

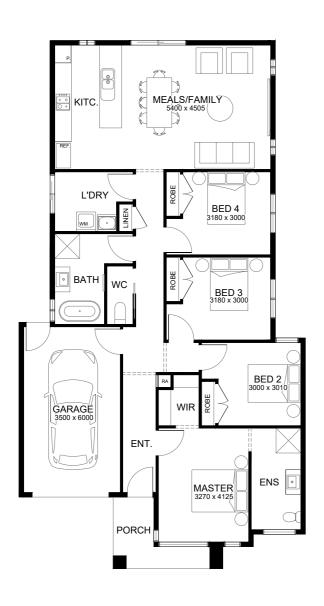
HOUSE WIDTH 12.60m **HOUSE LENGTH** 22.61m HOUSE 203.82 m² GARAGE 35.59 m² PORCH $5.25 \, m^2$ **ALFRESCO** 12.02 m² TOTAL 256.68 m² SQUARES 27.63 sq

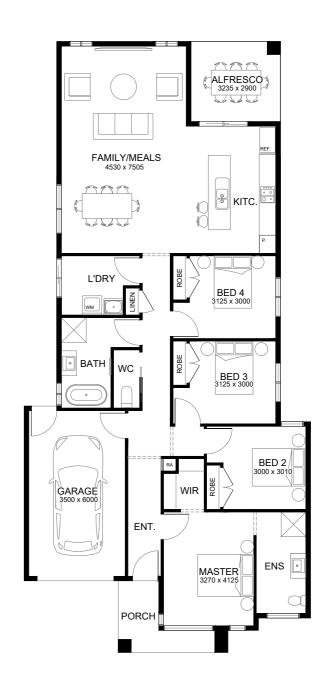
10.5m x 21m

MEASUREMENTS

HOUSE WIDTH 10.37m **HOUSE LENGTH** 15.49m HOUSE 103.71 m² GARAGE 22.78 m² PORCH $5.85 \, m^2$ TOTAL 132.34 m² **SQUARES** 14.25 sq

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





10.5m x 25m

MEASUREMENTS

HOUSE WIDTH 10.37m **HOUSE LENGTH** 19.13m

HOUSE GARAGE PORCH TOTAL **SQUARES**

4 🖂 2 🛱 1 🖳 1 😞

134.56 m² $22.78 \, m^2$ $5.85 \, m^2$ 163.19 m² 17.57 sq

10.5m x 28m

MEASUREMENTS

HOUSE WIDTH 10.37m **HOUSE LENGTH** 22.13m

HOUSE GARAGE PORCH ALFRESCO TOTAL **SQUARES**

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

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

148.74 m²

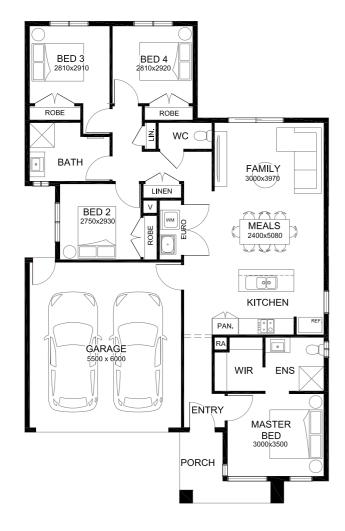
22.78 m²

5.82 m²

9.38 m²

186.72 m²

20.10 sq



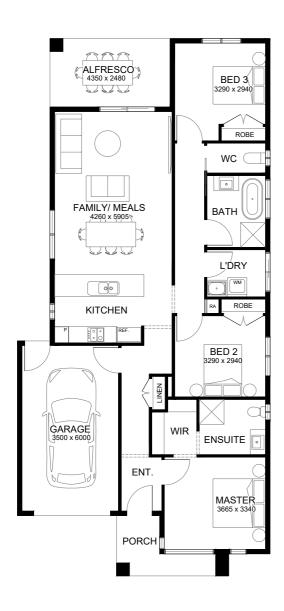
12.5m x 21m

MEASUREMENTS

HOUSE WIDTH 11.00m HOUSE LENGTH 17.45m

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







10.5m x 25m

MEASUREMENTS

HOUSE WIDTH 9.15m **HOUSE LENGTH** 19.47m

HOUSE 117.18 m² GARAGE 22.78 m² PORCH $5.41 \, \text{m}^2$ ALFRESCO 10.78 m² TOTAL 156.15 m² **SQUARES** 16.81 sq

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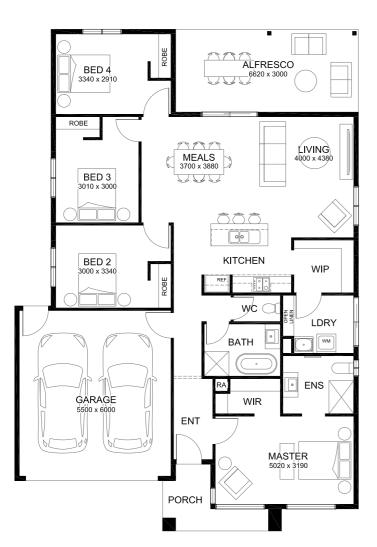
10.5m x 28m

MEASUREMENTS

HOUSE WIDTH 9.15m **HOUSE LENGTH** 21.90m

HOUSE 136.55 m² GARAGE 22.78 m² PORCH $5.41 \, m^2$ **ALFRESCO** 10.78 m² TOTAL 175.52 m² **SQUARES** 18.89 sq

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



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MINIMUM LOT SIZE **14m x 25m**

MEASUREMENTS

HOUSE WIDTH 12.45m
HOUSE LENGTH 18.17m

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

MINIMUM LOT SIZE

14m x 25m

MEASUREMENTS

HOUSE WIDTH 12.45m
HOUSE LENGTH 18.32m

 HOUSE
 152.77 m²

 GARAGE
 35.23 m²

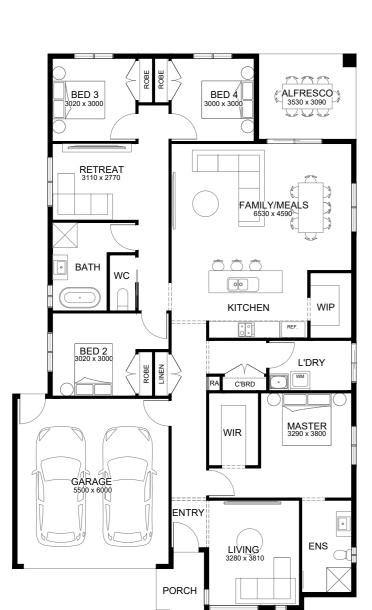
 PORCH
 5.28 m²

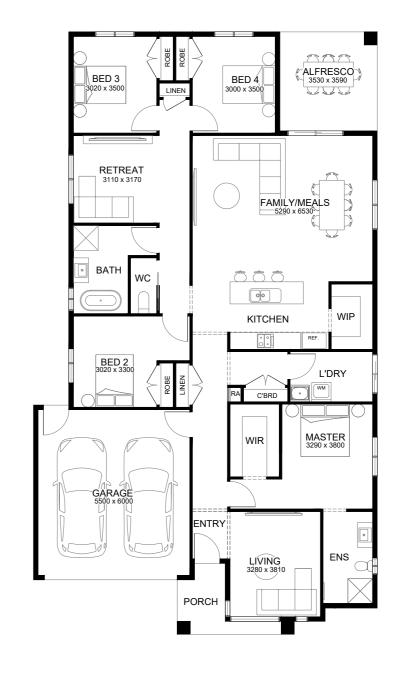
 ALFRESCO
 9.39 m²

 TOTAL
 202.67 m²

 SQUARES
 21.82 sq

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





14m x 28m

MEASUREMENTS

HOUSE WIDTH 12.45m **HOUSE LENGTH** 20.62m HOUSE GARAGE PORCH ALFRESCO TOTAL **SQUARES**

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177.04 m² $35.13 \, m^2$ 5.28 m^2 10.91 m² 228.36 m² 24.58 sq

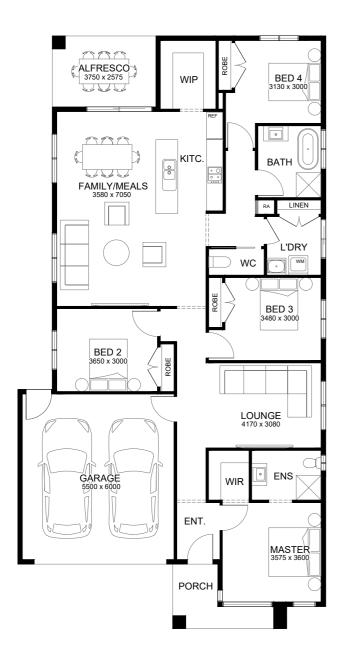
14m x 32m

MEASUREMENTS

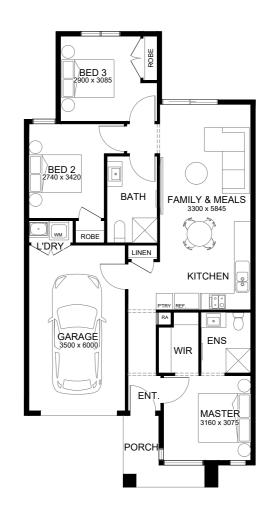
HOUSE WIDTH 12.45m **HOUSE LENGTH** 21.82m

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

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



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12.5m x 28m

MEASUREMENTS

HOUSE WIDTH 11.15m **HOUSE LENGTH** 21.47m HOUSE 158.56 m² GARAGE 35.13 m² PORCH 5.81 m² ALFRESCO $9.66 \, m^2$ TOTAL 209.16 m² **SQUARES** 22.51 sq

 $8.5 m \times 25 m$

MEASUREMENTS

HOUSE WIDTH 8.37m **HOUSE LENGTH** 16.50m HOUSE GARAGE PORCH TOTAL **SQUARES**

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

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

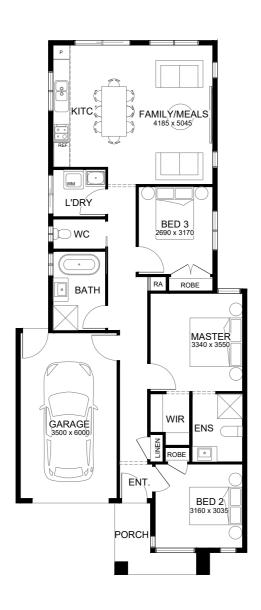
 $88.03 \, m^2$

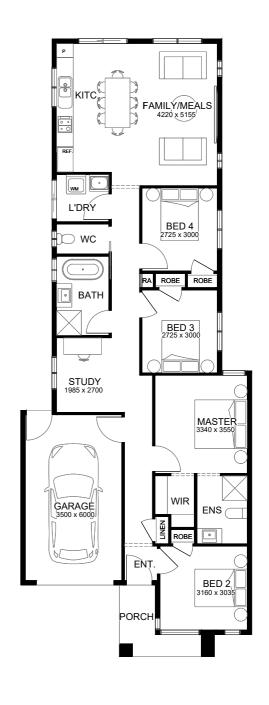
22.59 m²

 5.08 m^2

115.70 m²

12.45 sq





 $8.5 m \times 25 m$

MEASUREMENTS

HOUSE WIDTH 8.37m **HOUSE LENGTH** 19.35m HOUSE GARAGE PORCH TOTAL **SQUARES**

101.74 m² 22.79 m² 5.08 m^2 129.61 m² 13.95 sq

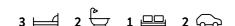
 $8.5 m \times 28 m$

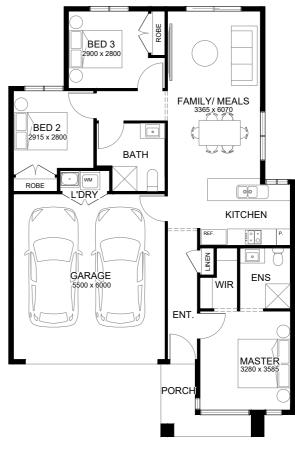
MEASUREMENTS

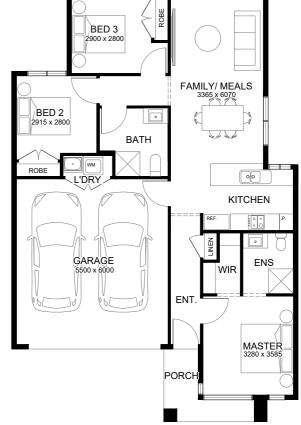
HOUSE WIDTH 8.37m **HOUSE LENGTH** 22.38m HOUSE GARAGE PORCH TOTAL **SQUARES**

120.76 m² 22.79 m² 5.08 m^2 148.63 m² 16.00 sq

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

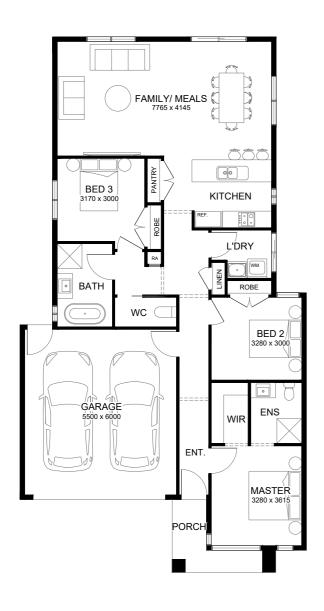


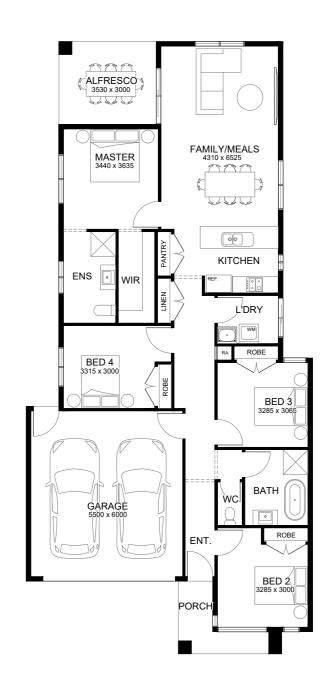




10.5m x 21m

 $93.40 \; m^2$ $34.92\;m^2$ 5.28 m² **133.60 m**² 14.38 sq





10.5m x 25m

MEASUREMENTS

HOUSE WIDTH 10.37m **HOUSE LENGTH** 19.39m HOUSE GARAGE PORCH TOTAL **SQUARES** 122.82 m² 35.11 m^2 5.28 m^2 163.21 m² 17.57 sq

10.5m x 28m

MEASUREMENTS

HOUSE WIDTH 10.37m **HOUSE LENGTH** 22.18m

HOUSE 135.68m² GARAGE PORCH **ALFRESCO** TOTAL 186.64 m² **SQUARES**

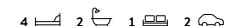
20.09 sq

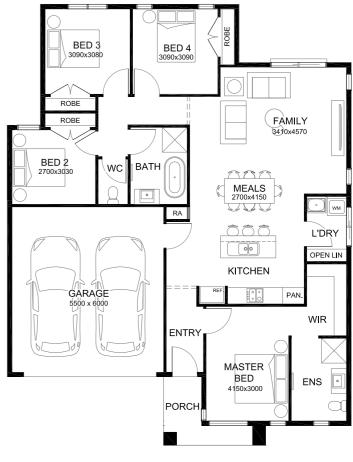
35.10 m²

 5.27 m^2

10.59 m²

ORLANDO 169 | 18sq 4 ≠ 2 ₹ 1 ₽ 2 €



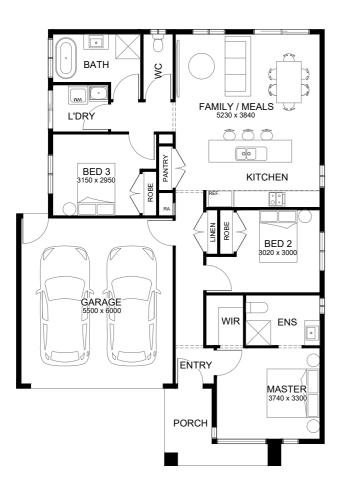




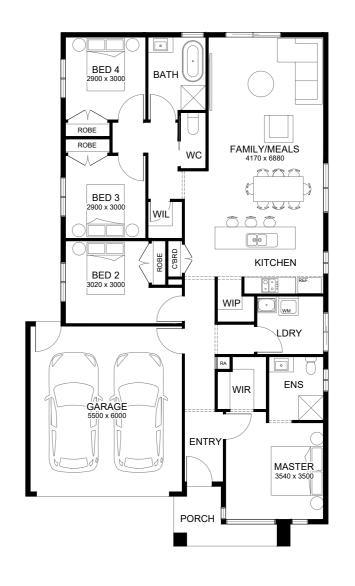
14m x 21m

MEASUREMENTS

HOUSE WIDTH 12.45m HOUSE LENGTH 15.97m HOUSE GARAGE PORCH TOTAL SQUARES 128.87 m² $34.92 \; m^2$ 5.04 m² **168.83 m²** 18.17 sq



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12.5m x 21m

MEASUREMENTS

HOUSE WIDTH 11.15m **HOUSE LENGTH** 15.80m HOUSE 110.68 m² GARAGE 35.11 m^2 PORCH 6.43 m^2 TOTAL 152.22 m² **SQUARES** 16.39 sq

12.5m x 25m

MEASUREMENTS

HOUSE WIDTH 10.95m **HOUSE LENGTH** 18.60m HOUSE 138.78m² GARAGE PORCH TOTAL 179.52 m² **SQUARES**

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

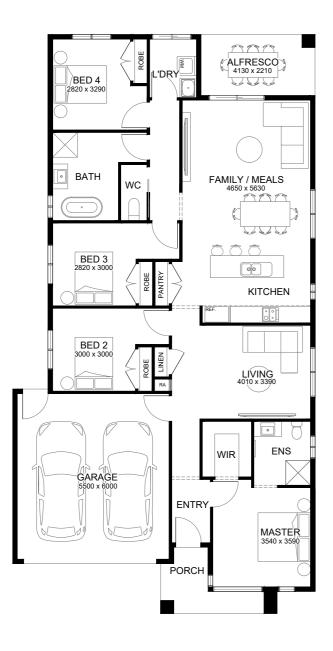
Based on Contemporary facade. 'Subject to orientation, land characteristics, developer and council requirements.

35.20 m²

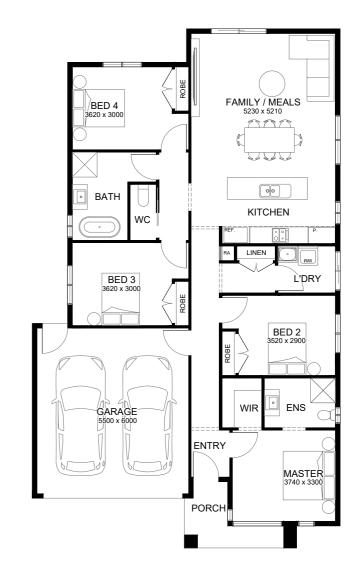
 5.54 m^2

19.32 sq





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12.5m x 28m

MEASUREMENTS

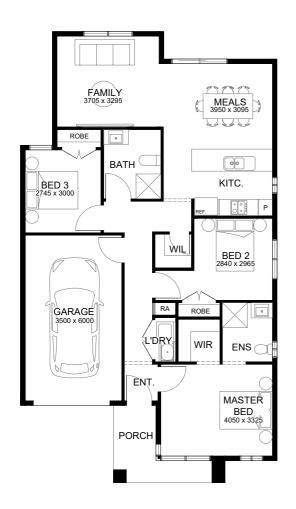
HOUSE WIDTH 10.95m **HOUSE LENGTH** 20.97m HOUSE $152.23 \; m^2$ GARAGE $35.23 \, m^2$ PORCH 5.84 m^2 ALFRESCO 9.12 m^2 TOTAL 202.42 m² **SQUARES** 21.79 sq

12.5m x 25m

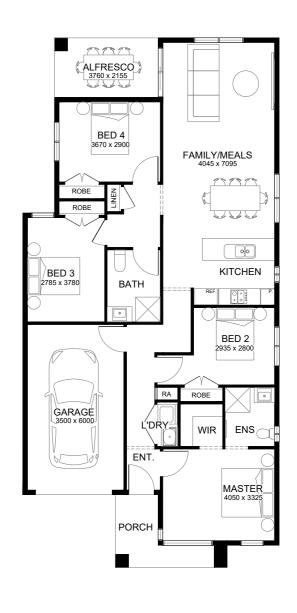
MEASUREMENTS

HOUSE WIDTH 11.15m **HOUSE LENGTH** 18.80m HOUSE 138.76 m² GARAGE 35.23 m² 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.



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10.5m x 25m

MEASUREMENTS

HOUSE WIDTH 9.29m **HOUSE LENGTH** 16.35m HOUSE 103.08 m² GARAGE $22.59 \, m^2$ PORCH 6.32 m² 131.99 m² TOTAL **SQUARES** 14.21 sq

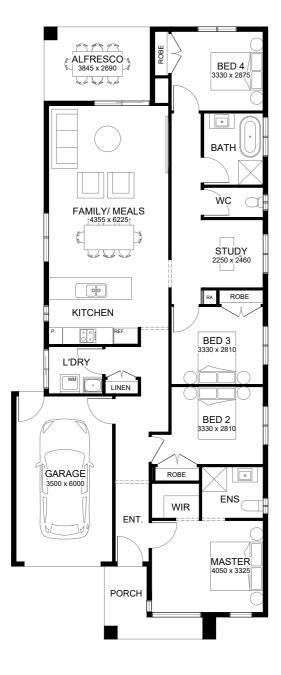
10.5m x 25m

MEASUREMENTS

HOUSE WIDTH 9.29m **HOUSE LENGTH** 19.18m

HOUSE 123.66 m² GARAGE 22.59 m² 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.

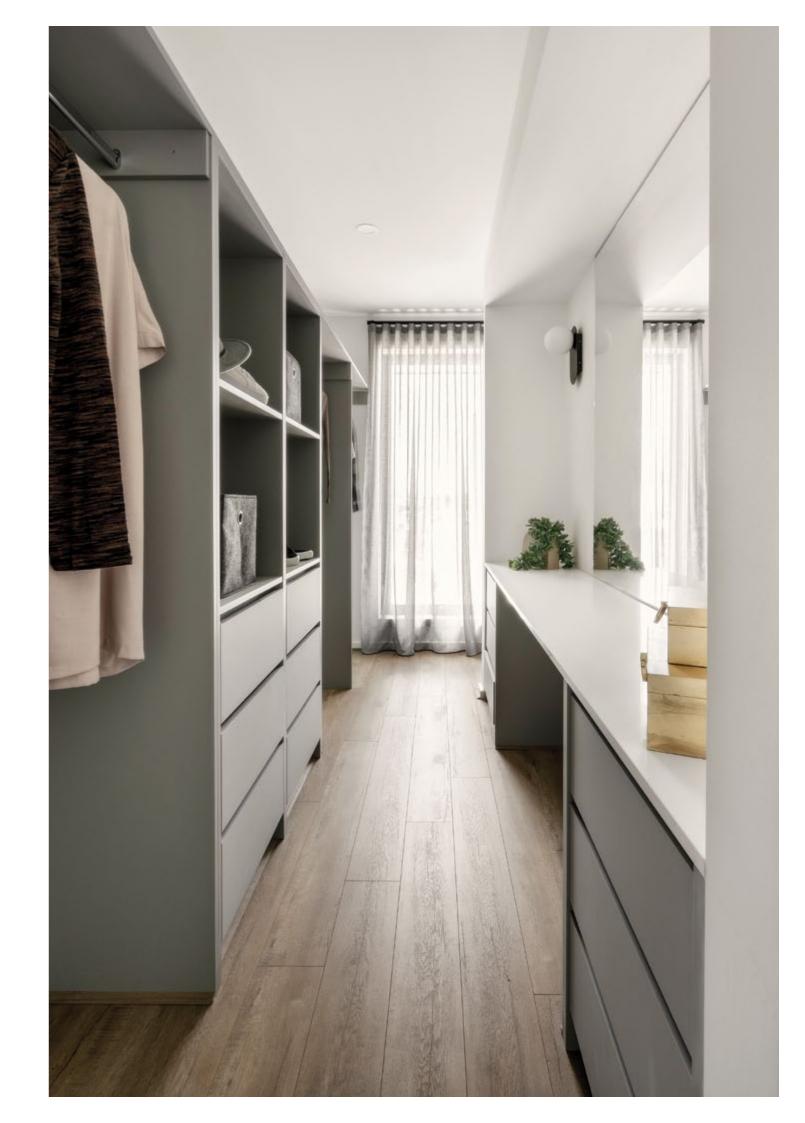


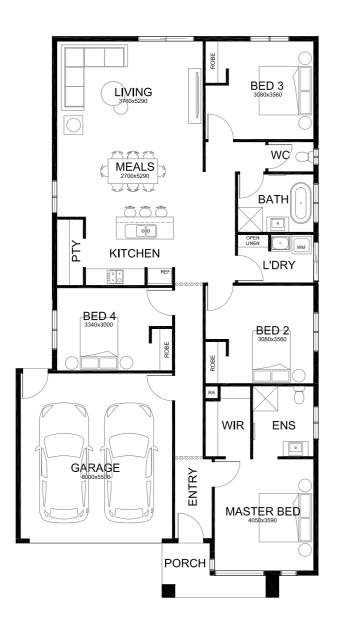
10.5m x 28m

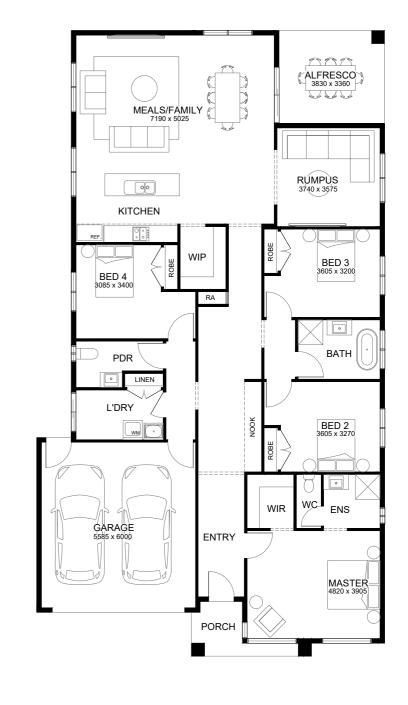
MEASUREMENTS

HOUSE WIDTH	9.29m
HOUSE LENGTH	22.18m

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







12.5m x 28m

MEASUREMENTS

HOUSE WIDTH 10.95m **HOUSE LENGTH** 20.32m HOUSE 154.57 m² GARAGE 35.14 m^2 PORCH 5.27 m^2 194.98 m² TOTAL **SQUARES** 20.99 sq

14m x 32m

MEASUREMENTS

HOUSE WIDTH 12.60m **HOUSE LENGTH** 22.66m

HOUSE 203.66 m² GARAGE PORCH ALFRESCO TOTAL 256.97 m² **SQUARES**

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

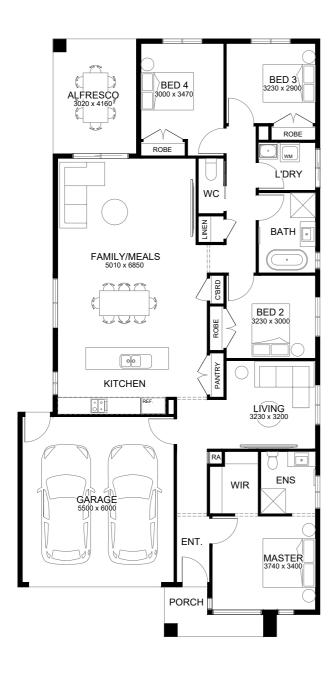
Based on Contemporary facade. 'Subject to orientation, land characteristics, developer and council requirements.

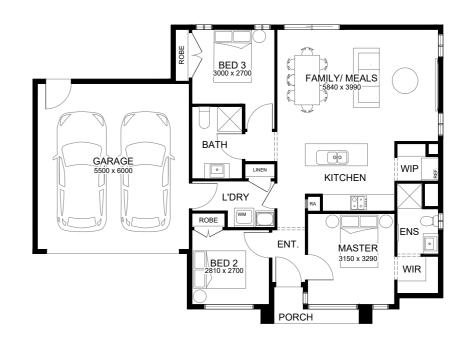
35.66 m²

 4.78 m^2

12.87 m²

27.66 sq





MEASUREMENTS

HOUSE WIDTH 10.95m **HOUSE LENGTH** 21.65m HOUSE 156.03 m² GARAGE $35.53 \; m^2$ PORCH 4.82 m^2 ALFRESCO $12.56 \, m^2$ TOTAL 208.94 m² **SQUARES** 22.49 sq

16m x 16.2m

MEASUREMENTS

HOUSE WIDTH 14.87m **HOUSE LENGTH** 10.82m HOUSE GARAGE PORCH TOTAL 133.30 m² **SQUARES**

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

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

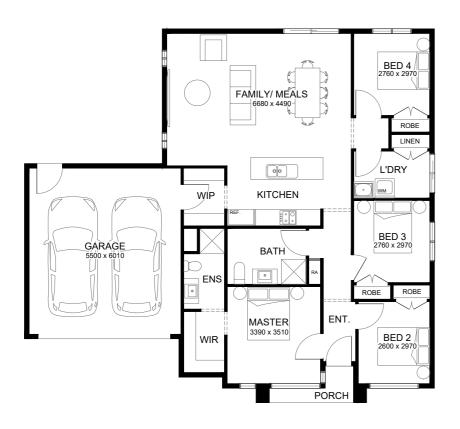
12.5m x 28m

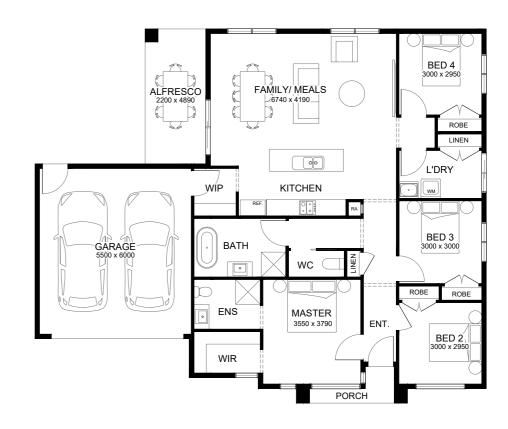
94.59 m²

 $35.75 \, m^2$

 2.96 m^2

14.35 sq





16m x 21m

MEASUREMENTS

HOUSE WIDTH 14.85m **HOUSE LENGTH** 13.54m HOUSE 121.58 m² GARAGE $35.80 \, m^2$ PORCH 2.92 m^2 TOTAL 160.30 m² **SQUARES** 17.26 sq

17.5m x 21m

MEASUREMENTS

HOUSE WIDTH 16.35m **HOUSE LENGTH** 13.56m HOUSE 134.96 m² GARAGE 35.85 m² PORCH ALFRESCO 10.76 m² TOTAL 184.52 m² **SQUARES** 19.86 sq

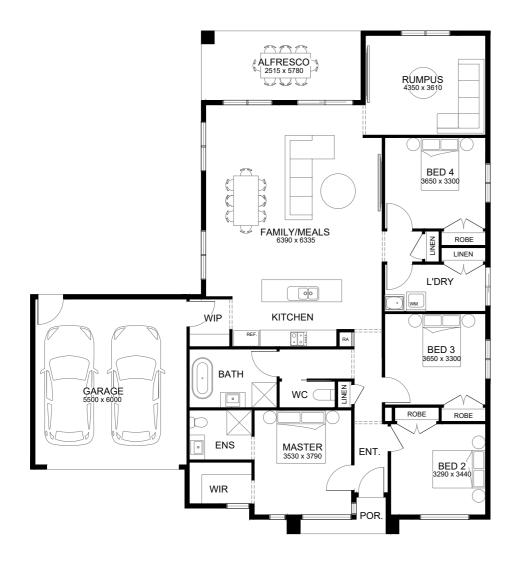
Based on Contemporary facade. 'Subject to orientation, land characteristics, developer and council requirements.

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

 2.95 m^2

SUBIC 226 | 24sq

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18m x 26m

MEASUREMENTS

HOUSE WIDTH 16.65m HOUSE LENGTH 18.22m HOUSE GARAGE PORCH ALFRESCO TOTAL SQUARES 173.10 m² 35.85 m² 2.99 m² 14.53 m² **226.47 m**² 24.38 sq



Single storey facades

SINGLE GARAGE



MODERN



CONTEMPORARY



COASTAL

Single storey facades

DOUBLE GARAGE



MODERI



CONTEMPORARY

48 SIMPLICITY 49

Single storey facades

DOUBLE GARAGE





MINIMALIST

DOUBLE STOREY HOMES

SIMPLICITY





 $8.5 m \times 25 m$

MEASUREMENTS

HOUSE WIDTH 6.50m **HOUSE LENGTH** 17.63m **GROUND FLOOR** 67.53 m² FIRST FLOOR 85.16 m² GARAGE 22.86 m² PORCH 4.04 m^2 VERANDAH 13.76 m² TOTAL 193.35 m² **SQUARES** 20.81 sq

12.5m x 25m

MEASUREMENTS

HOUSE WIDTH 10.31m **HOUSE LENGTH** 17.38m GROUND FLOOR 105.94 m² FIRST FLOOR 119.15 m² GARAGE 35.18 m^2 PORCH 2.86 m² **ALFRESCO** 10.63 m² TOTAL 273.76 m² **SQUARES** 29.47 sq

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





14m x 28m

MEASUREMENTS

HOUSE WIDTH 11.88m **HOUSE LENGTH** 18.91m **GROUND FLOOR** 152.81 m² FIRST FLOOR 157.18 m² GARAGE 35.45 m^2 PORCH 5.59 m^2 TOTAL 351.03 m² **SQUARES** 37.79 sq

 $8.5 m \times 21 m$

MEASUREMENTS

HOUSE WIDTH 6.50m **HOUSE LENGTH** 13.79m

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

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





10.5m x 21m

MEASUREMENTS

HOUSE WIDTH 10.10m **HOUSE LENGTH** 14.21m **GROUND FLOOR** 69.96 m² FIRST FLOOR 86.35 m² GARAGE 35.42 m^2 PORCH 4.02 m^2 TOTAL 195.75 m² **SQUARES** 21.07 sq

10.5m x 25m

MEASUREMENTS

HOUSE WIDTH 10.10m **HOUSE LENGTH** 16.47m

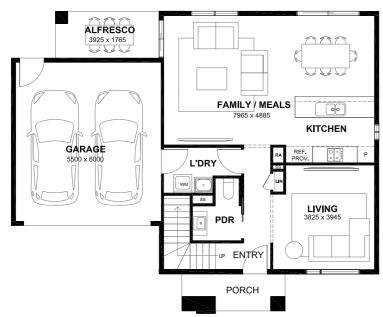
GROUND FLOOR 85.82 m² FIRST FLOOR 100.85 m² GARAGE 35.16 m^2 PORCH 3.55 m^2 TOTAL 225.38 m² **SQUARES** 24.26 sq

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

SANTORINI 212 | 23sq

4 🖂 2.5 🗁 2 🖳 2 🕞



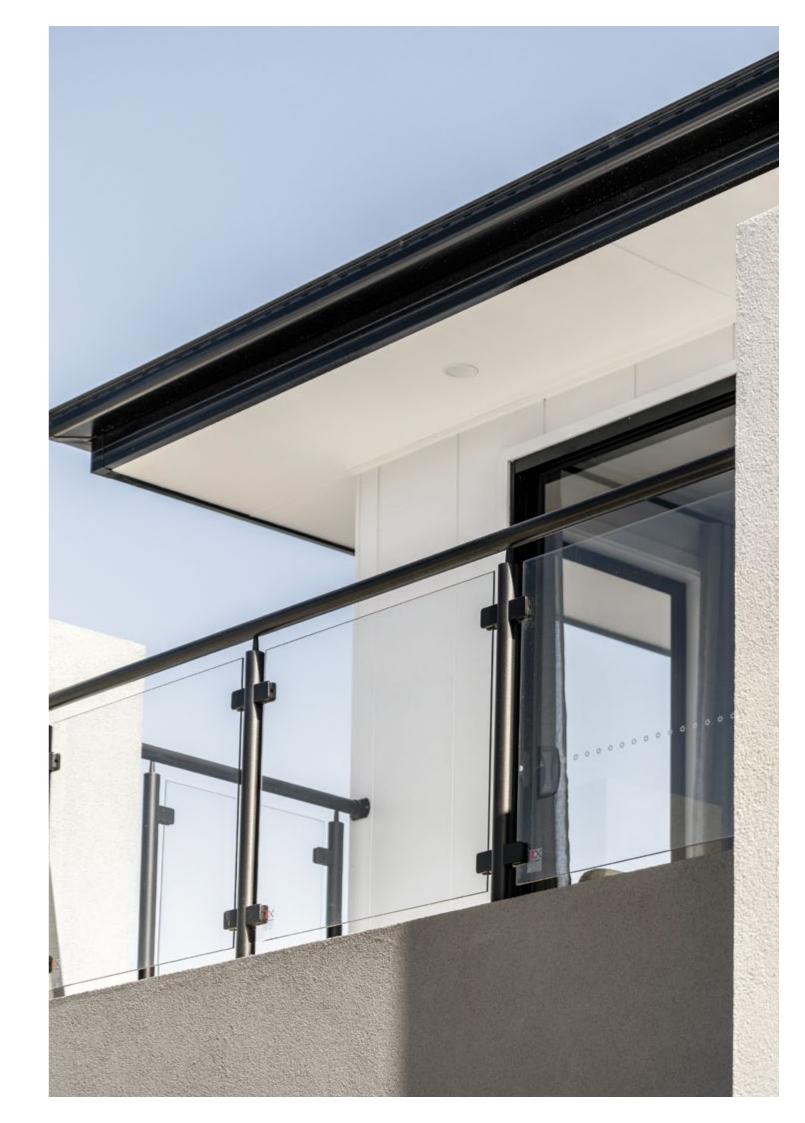


16m x 16m

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 m ²
SQUARES	22.86 sq



Double storey facades

SINGLE GARAGE



HORIZON



PINNACLE



SOHO



URBA

60 SIMPLICITY 61

Double storey facades

DOUBLE GARAGE



MODERN

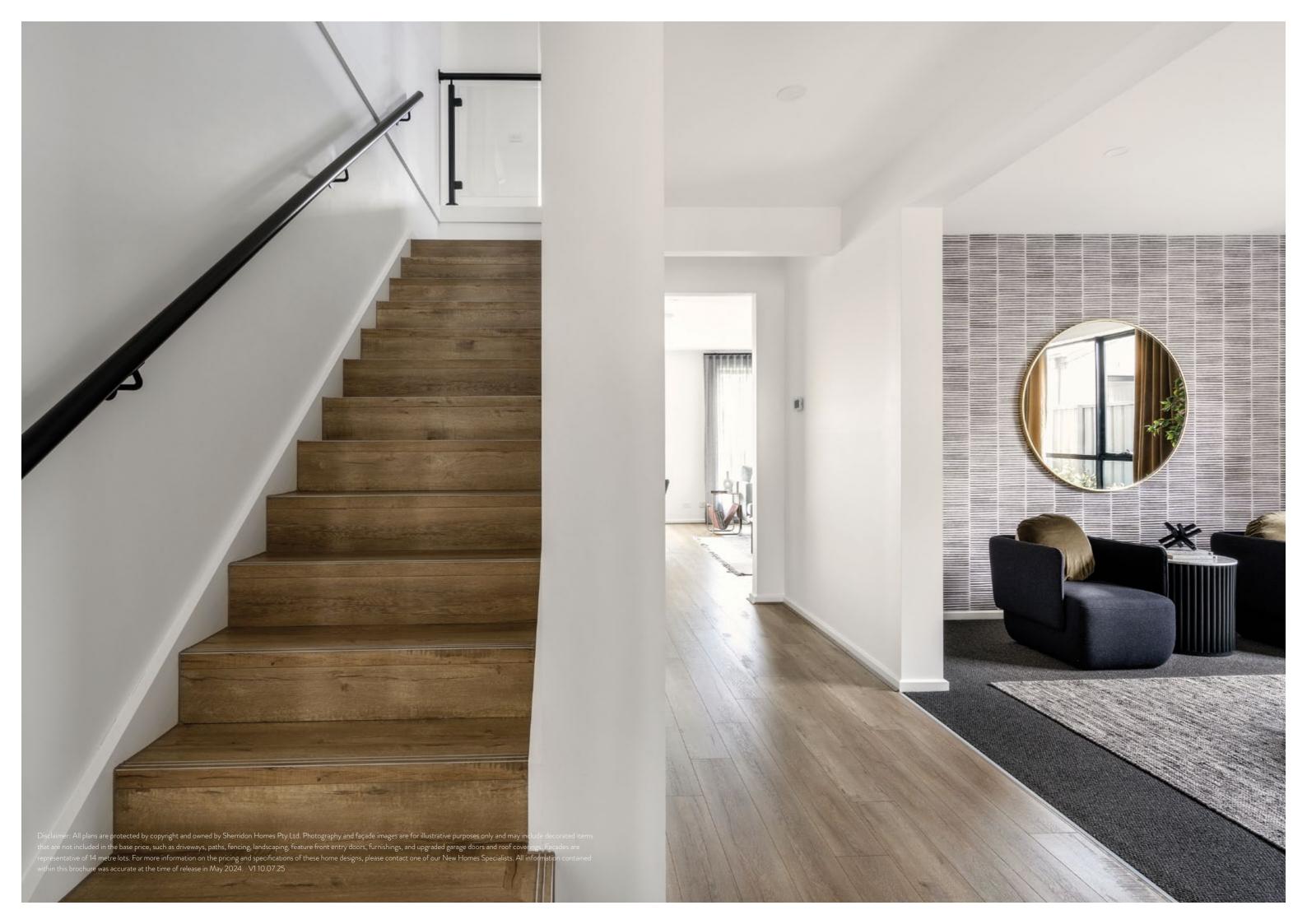


CONTEMPORARY



COASTAL

62 SIMPLICITY 63



SIMPLICITY

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