



EASTWOOD ANDREWS



DISCLAIMER: This drawing is indicative only & all measurements are approximate.



### 39 Volant Drive Armstrong Creek VIC

Presenting a stunning opportunity in the Harriot estate - Armstrong Creek. This expansive 443m<sup>2</sup> titled land is the perfect canvas for building your dream home. With its prime location, ample size, and serene surroundings, this land is a rare find that shouldn't be missed. Take advantage of this incredible opportunity and start planning your ideal living space today.

Situated in the within close distance to parklands, The Warrally shopping village, local schools including Oberon high school & Iona College and a convenient travel distance to Geelong CBD and Barwon Heads.

Please note, all information is provided by third parties. Prospective purchasers are advised to make their own enquiries with respect to the accuracy of information relating to properties. Eastwood Andrews will not be liable

**Price** : \$ 382,500  
**Land Size** : 443 sqm  
**View** : <https://www.eastwoodandrews.com.au/sale/vic/geelong-district/armstrong-creek/residential/land/7656841>



**Sarabjeet Singh**  
5201 0575



**Nicole Andrews**  
03 5201 0575

<https://www.eastwoodandrews.com.au>



SUITS 14.0M+ BLOCK

HOUSE & LAND PACKAGE

**\$730,684\***

first home owners \$720,684<sup>^</sup>

Lot 503 Harriott, ARMSTRONG CREEK

4 2 2 2



## NEWBURY 25

LOT SIZE 443 sqm

HOUSE AREA 234.62 sqm



### Inclusions

- Fixed Site Costs Including Rock Removal
- Council & Developer Requirements
- Floor Coverings Throughout
- Exposed Aggregate Driveway
- 2590mm Ceilings To Single Storey & Ground Floor In Double Storey Homes
- 40mm Stone Benchtops To Kitchen & 20mm To Bathroom & Ensuite
- 900mm Appliances, Dishwasher & Microwave With Trim Kit
- LED Lights Throughout
- Blinds Throughout
- Evaporative Cooling
- 2 Pot Drawers To Kitchen With Soft Closers
- NBN Network

For more information contact  
**Shubham Singla on 0433 677 845**

\*Fixed Price Current As Of 05/08/2023. Fixed Pricing Is Based On Developer Engineering Plans, Estate Guidelines And Plan Of Subdivision. Land Availability And Pricing Supplied By The Developer Are Subject To Change Without Notice. All House And Land Packages Are Subject To Developer Approval. Price Does Not Include Any Stamp Duty, Government, Legal Or Bank Charges. \*Total Package Price Minus \$10K FHOG (Subject To SRO Eligibility) The First Home Owners Grant Is A Government Incentive And Any Claims Will Be Lodged Externally. Photographs In This Flyer May Depict Fixtures, Finishes And Features Either Not Supplied Or Are Upgrade Options By Sherridon. All Floorplan, Facade Images And Photographs Have Been Used For Illustrative Purposes Only (Refer To Contract Documentation For Full Details) And May Not Represent The Final Product As Shown. Please Refer To Your Friendly New Home Consultant For An Exact List Of Inclusions With Detail. Sherridon Homes Reserves The Right To Amend Specification And Price Without Notice. VIC Builder's Licence: CDB-U 50039v

Call **1300 188 668** or visit [sherridonthomes.com.au](http://sherridonthomes.com.au)

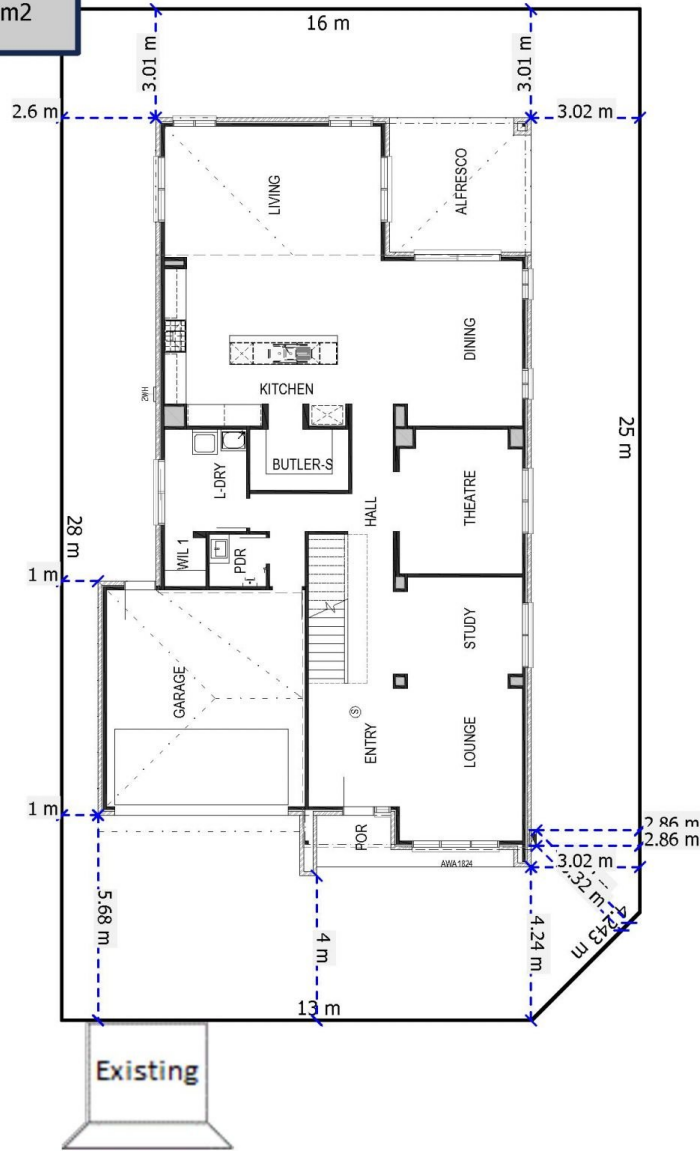
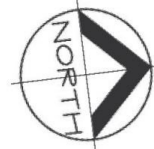
Sherridon Pty Ltd | 56 Barclay Road, Derrimut, Victoria 3026 | P +61 3 8390 5000 | E [info@sherridonthomes.com.au](mailto:info@sherridonthomes.com.au) | Registered Building Practitioner CDB-U50039

# Proposed Siting of your Sherridon Home

Sherridon Homes Pty Ltd | 56 Barclay Road, Derrimut VIC 3026 | Phone: 1300 188 668 | sherridonthomes.com.au

**Customer:** \_\_\_\_\_ **Date:** 2/8/2023  
**Site Address:** Lot 503 VOLANT DRIVE **Estate:** \_\_\_\_\_  
**Locality:** ARMSTRONG CREEK (3217) **State:** VIC  
**Home Design:** GLENDALE 39 BOLOGNA **Email/Phone:** \_\_\_\_\_

**Incomplete Sub:** Yes  
**Current Fencing:** \_\_\_\_\_  
**Ceiling Height:** 2.59m  
**Site Coverage:** 49.7%  
**Site Area:** 443.5 m<sup>2</sup>  
**Build Area:** 220.2 m<sup>2</sup>



**Note:** This is a preliminary siting and is subject to a clear copy of title and approval of the builder.  
 This siting is subject to developer approval, state building regulations and council requirements (where applicable).

**Scale:** 1:190 @ A4

**Consultant:** Shubham Singla

**Email:** ShubhamS@sherridonthomes.com.au

(Geo Plan ID: 532276)  
 © GeoSite IT Pty Ltd

Customer Signature (1)

Date (1)

Customer Signature (2)

Date (2)