

SIMONDS
BUILDING HOMES SINCE 1949



RISE UPGRADES
\$12,500*

Plus
FLOORING PACK 'A'

*Fixed Price Upgrade available for the RISE package only. For \$12,500.00. Includes flooring and underlay for the living area and kitchen. Excludes bedrooms, bathroom, and laundry. See sales consultant for further details.

HOME AND LAND

Images shown are for illustrative purposes only and may not represent the final product such as lighting, window furnishings, timber look garage door & timber windows. Facade details including entry door and window sizing may vary between house types. Pricing also excludes features such as fencing, landscaping, letterbox, decking, driveway and any notable features of the facade. Please speak with your sales consultant for further details.

LOT 6920, ARMSTRONG ESTATE, MOUNT DUNEED (348M2)

FLOOR PLAN: GRAMERCY 19_176
FACADE: CLINTON

FIXED PRICE

\$651,834

FIRST HOME OWNERS PRICE \$641,834

4 🚗 2 🍷 2 🚗 1 🚗 19sq 📏

RISE
UPGRADES

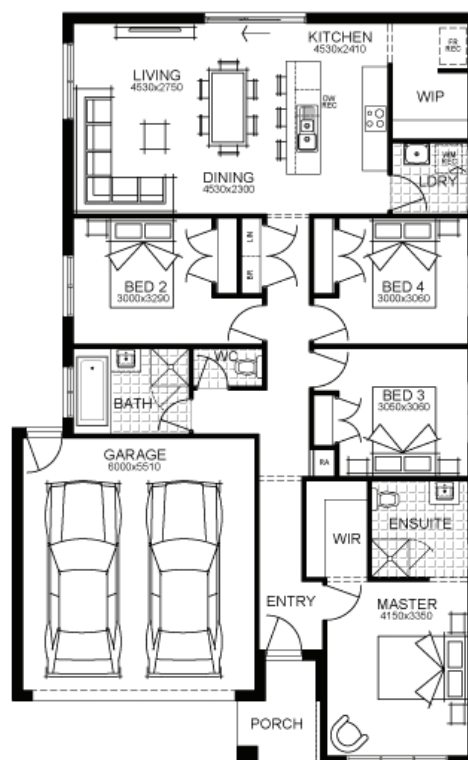
↑

**RISE ABOVE
THE REST**

GET UP TO
\$44,000*
WORTH OF INCLUSIONS
FOR JUST \$15,000*

PACKAGE INCLUSIONS:

- ▼ DEVELOPER & COUNCIL REQs
- ▼ FLOORING THROUGHOUT
- ▼ 20MM CAESARSTONE BENCHTOP TO KITCHEN
- ▼ OVERHEAD CUPBOARDS TO KITCHEN
- ▼ 20 LED DOWNLIGHTS
- ▼ BRICKWORK OVER WINDOWS
- ▼ 900MM APPLIANCES
- ▼ DISHWASHER
- ▼ TOWEL RAILS & TOILET ROLL HOLDERS
- ▼ REMOTE TO GARAGE DOOR



For enquiries please contact:

Bruno Esposti
0435219103
Simonds.com.au

Geelong

GEELONG VIC 3220
bruno.esposti@simonds.com.au



All Fixed Price Home and Land packages are subject to Developer and Council approval and is based on Simonds standard floor plan with preferred siting (without alterations). Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. Please refer to the terms and conditions at www.simonds.com.au/terms-and-conditions. This package applies to VIC Metro range only. Please speak with your sales consultant for further details. Pricing is current at 18/04/2022.