



# Fixed Price HOME AND LAND \$629,460

FIRST HOME OWNERS PRICE \$619,460

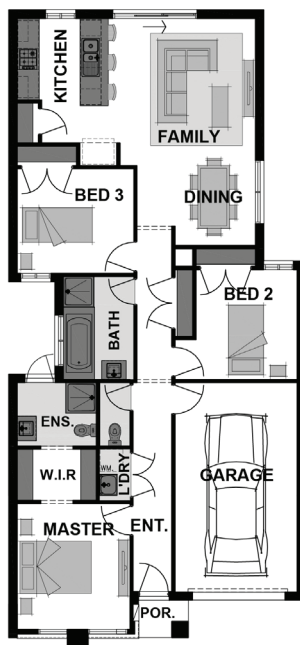
LOT 6816 | ARMSTRONG ESTATE MOUNT DUNEED

3 2 1 1 14sqrs

FLOORPLAN: BRAMSTON

FACADE: SWAN

Width 8.5m Length 17.99m Building Area 135.6m<sup>2</sup> Total Area 130.06m<sup>2</sup> LANDSIZE: 294m<sup>2</sup>



## PACKAGE INCLUSIONS:

- DEVELOPER & COUNCIL REQS
- FLOORING THROUGHOUT
- 20MM CAESARSTONE BENCHTOP TO KITCHEN
- OVERHEAD CUPBOARDS TO KITCHEN
- 20 DOWNLIGHTS
- BRICKWORK OVER WINDOWS
- COLOURED CONCRETE DRIVEWAY UP TO 40M2
- REMOTE TO GARAGE DOOR
- NBN PROVISIONS (EXCLUDES HUB)

For enquiries please contact: Bec Delaforce 0400486098 [bec.delaforce@simonds.com.au](mailto:bec.delaforce@simonds.com.au)



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**SIMONDS**  
THE GREAT AUSTRALIAN BUILDER

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](http://www.simonds.com.au/terms-and-conditions). This package applies to VIC New Living Small Lot range only. Please speak with your sales consultant for further details. Pricing is current at 15/06/2022.