

SIMONDS
BUILDING HOMES SINCE 1949



**FIXED
GUARANTEE
PRICE**

**ELEVATE
UPGRADES**

UP TO
\$39,100*
WORTH OF INCLUSIONS
FOR JUST **\$5,000***

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 6817, ARMSTRONG ESTATE, MOUNT DUNEED (294M2)

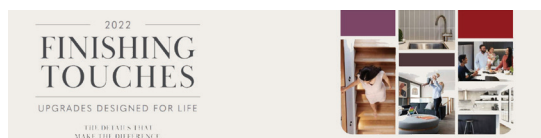
**FLOOR PLAN: NEWELL 17_164
FACADE: CLYDE**

FIXED PRICE

\$644,244

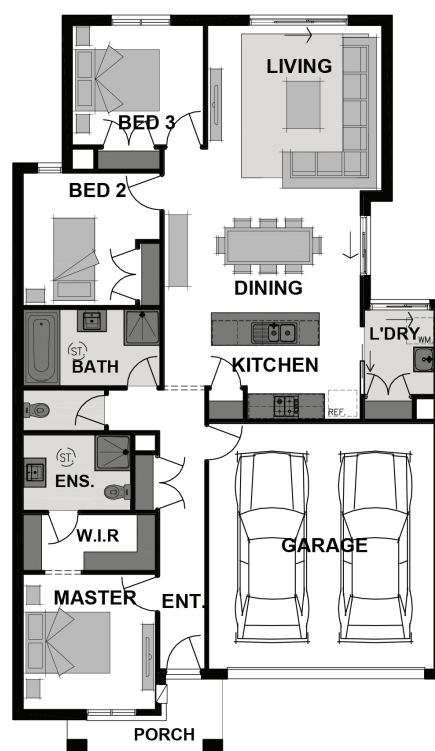
FIRST HOME OWNERS PRICE \$634,244

3 2 2 1 17sq



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)
- ▼ TOWEL RAILS & TOILET ROLL HOLDERS



For enquiries please contact:

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ARMSTRONG
MOUNT DUNEED

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 New Living Small Lot range only. Please speak with your sales consultant for further details. Pricing is current at 16/07/2022.