

**METRO**

SINGLE &amp; DOUBLE STOREY HOMES

**RISE UPGRADES**  
**\$12,500\***  
*Plus*

FLOORING PACK 'A'

Based on the standard flooring pack 'A' included in the Metro package. The 'A' flooring pack includes the following items: 1. 1200x2400mm tiles for the living area, 2. 1200x2400mm tiles for the kitchen, 3. 1200x2400mm tiles for the bedrooms, 4. 1200x2400mm tiles for the bathroom, 5. 1200x2400mm tiles for the laundry, 6. 1200x2400mm tiles for the entry, 7. 1200x2400mm tiles for the porch, 8. 1200x2400mm tiles for the garage, 9. 1200x2400mm tiles for the stairs, 10. 1200x2400mm tiles for the balcony.Lot 3504, Aspire Estate - Fraser Rise (382)m<sup>2</sup>

FIXED PRICE

**\$735,727\***

\*First home owners Price - \$725,727

**EMERSON 22\_205****TRIBECA**

4



2



2



2



22sq

**PACKAGE INCLUSIONS:**

- ◆ Developer & Council requirements
- ◆ Floor coverings to entire house
- ◆ Coloured concrete driveway & path
- ◆ Euro stainless steel cooktop & oven
- ◆ Tiled skirting to bathrooms
- ◆ Ducted heating
- ◆ R2.5 insulations batts to ceiling & sisalation to walls
- ◆ 6 star energy rating
- ◆ Estate covenants
- ◆ And much more!

**For enquiries please contact:****Tatjana Dokic - 0448184746****tatjana.dokic@simonds.com.au** [simonds.com.au](http://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](http://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 09/11/2022.