

**SIMONDS**  
BUILDING HOMES SINCE 1949



**SILVER**  
PACK INCLUDED

# 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 644, RATHDOWNE ESTATE, WOLLERT (294M2)

FLOOR PLAN: NEWELL 17\_164  
FACADE: CLYDE

**FROM\***  
**\$480,100**

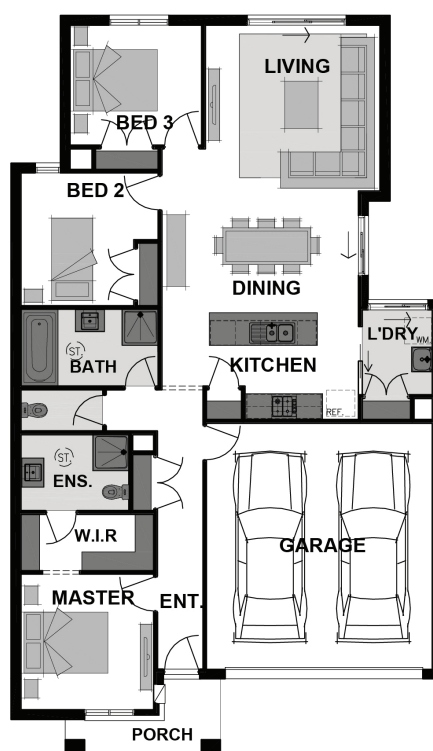
FIRST HOME OWNERS PRICE \$470,100

3 🚗 2 🍃 2 🚗 1 🚗 17sq 📏



## PACKAGE INCLUSIONS:

- ▼ LAMINATE TIMBER LOOK FLOORING TO ENTRY, KITCHEN & LIVING
- ▼ CARPET TO REMAINDER OF HOME
- ▼ 20MM CAESARSTONE BENCHTOP TO KITCHEN
- ▼ OVERHEAD CUPBOARDS TO KITCHEN
- ▼ BATHROOM ACCESSORIES
- ▼ BRICKWORK OVER WINDOWS
- ▼ UP TO 40M2 COLOUR THROUGH CONCRETE DRIVEWAY
- ▼ REMOTE TO GARAGE DOOR
- ▼ 20 DOWNLIGHTS



**For enquiries please contact:**  
Michael Fitzgerald  
0418101286  
[Simonds.com.au](http://Simonds.com.au)

Metro North  
VIC  
[michael.fitzgerald@simonds.com.au](mailto:michael.fitzgerald@simonds.com.au)

**RATHDOWNE**  
WOLLERT

\*From pricing is based on standard plan, builders preferred siting, site costs allowance, and is subject to extreme site changes beyond our reasonable control and unknown at the time of print. All packages are subject to Developer and Council approval. 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 08/02/2020.