

SIMONDS
BUILDING HOMES SINCE 1949



**FIXED
GUARANTEE
PRICE**

**VENTURE
UPGRADES**

Plus
FLOORING 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 4009, MERRIFIELD ESTATE, MICKLEHAM (435M2)

**FLOOR PLAN: GRAMERCY 22_205
FACADE: APOLLO**

FIXED PRICE

\$548,948

FIRST HOME OWNERS PRICE \$538,948

4 🚗 2 🍷 2 🚗 1 🚗 22sq 📏

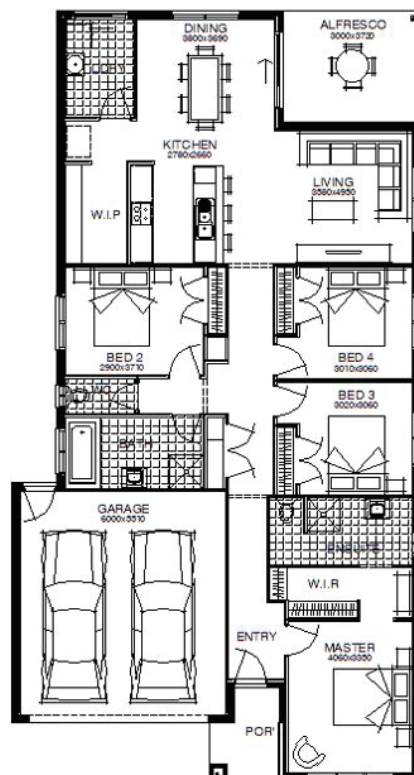
**BIG CITY
STYLE**



METRO

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
- ▼ 2590 CEILING HEIGHTS
- ▼ REMOTE TO GARAGE DOOR



For enquiries please contact:

Chandra Deep
0411 078 424
Simonds.com.au

Metro North

VIC
chandra.deep@simonds.com.au

merrifield

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 12/02/2021.



Embark
UPGRADES
— Plus —
FLOORING 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. Façade 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 façade. Please speak with your sales consultant for further details.

LOT 4009, MERRIFIELD ESTATE, MICKLEHAM (435M2)

FLOOR PLAN: BAROSSA 32_304
FACADE: TOWNSEND

FIXED PRICE

\$665,720

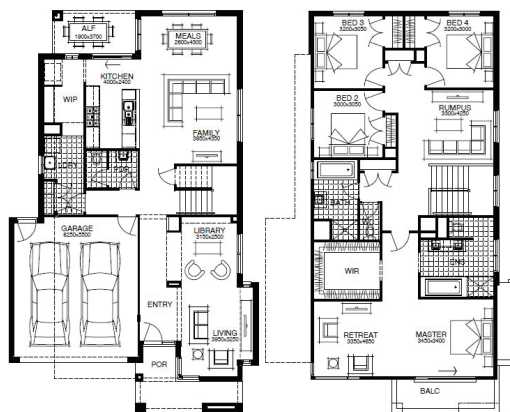
FIRST HOME OWNERS PRICE \$655,720

4 🚗 2 🍷 2 🚗 3 🚗 33sq 📏



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:

Chandra Deep
0411 078 424
Simonds.com.au

Metro North

VIC
chandra.deep@simonds.com.au

merrifield



**VENTURE
UPGRADES**

Plus
FLOORING 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 4009, MERRIFIELD ESTATE, MICKLEHAM (435M2)

FLOOR PLAN: EMERSON 19_176
FACADE: CLINTON

FIXED PRICE

\$533,714

FIRST HOME OWNERS PRICE \$523,714

3 2 2 1 19sq

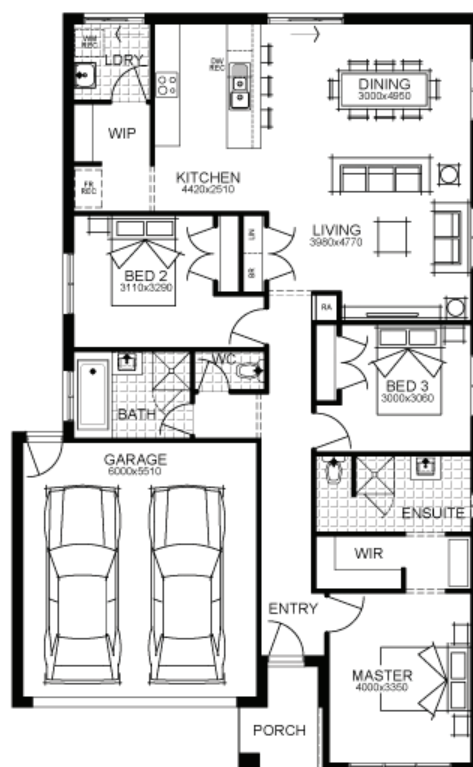
**BIG CITY
STYLE**



METRO

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
- ▼ 2590 CEILING HEIGHTS
- ▼ REMOTE TO GARAGE DOOR



For enquiries please contact:

Chandra Deep
0411 078 424
Simonds.com.au

Metro North

VIC
chandra.deep@simonds.com.au

merrifield



FIXED PRICE 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. Façade 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 façade. Please speak with your sales consultant for further details.

LOT 4009, Merrifield Estate, Mickleham (435M2)

FLOOR PLAN: Burnet 18_172
FACADE: Autumn

\$515,184

FIRST HOME OWNERS PRICE \$505,184

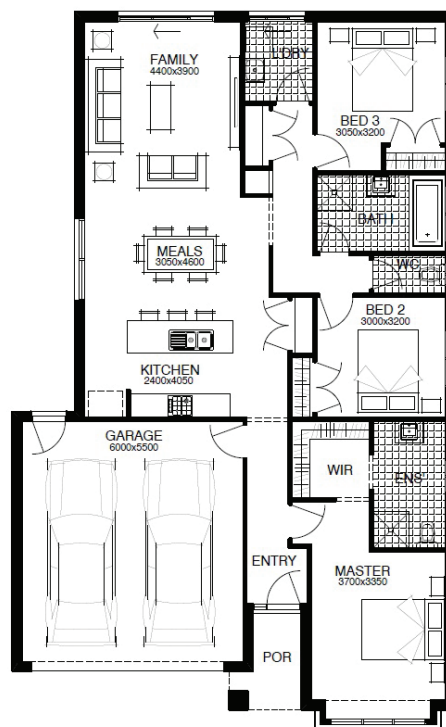
WELLNESS LIVES HERE
You should too.

*Terms & conditions apply, visit www.simonds.com.au/terms-and-conditions

PACKAGE INCLUSIONS:

- ▶ LIFETIME STRUCTURAL GUARANTEE
- ▶ DEVELOPER & COUNCIL REQs
- ▶ 450MM EAVES TO FACADE
- ▶ KEYED WINDOW LOCKS TO ALL OPENABLE WINDOWS
- ▶ 3 COAT PAINT APPLICATION
- ▶ SECTIONAL LIFT GARAGE DOOR
- ▶ TILED SHOWER BASE
- ▶ FINANCE SOLUTIONS AVAILABLE
- ▶ ... AND MUCH MORE!

3 2 2 1 18sq



For enquiries please contact:
Chandra Deep
0411 078 424
simondsxpress.com.au

VIC
Metro North
chandra.deep@simonds.com.au

merrifield