

SIMONDS
BUILDING HOMES SINCE 1949



HOME AND LAND

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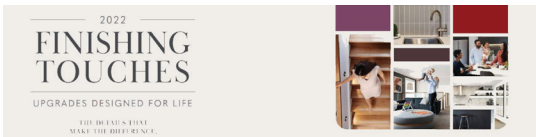
LOT 1016, CORIDALE ESTATE, LARA (400M2)

FLOOR PLAN: BELLENDEN 34_320
FACADE: GOWER

FIXED PRICE

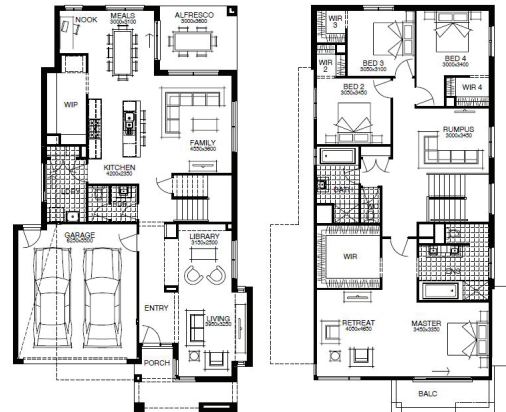
\$868,608

4 🚗 2 🍷 2 🚗 3 🚗 34sq 📏



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:

Bruno Esposti
0435219103
Simonds.com.au

Geelong

GEELONG VIC 3220
bruno.esposti@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. This package applies to VIC Range range only. Please speak with your sales consultant for further details. Pricing is current at 29/06/2022.



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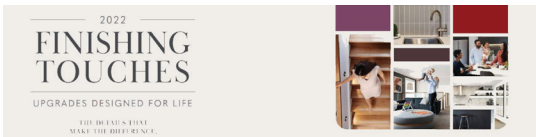
LOT 1016, CORIDALE ESTATE, LARA (400M2)

FLOOR PLAN: ALLYN 35_329
FACADE: AINSLIE

FIXED PRICE

\$905,761

4 🚗 2 🍷 2 🚗 3 🚗 35sq 📏



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



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FIXED PRICE HOME AND LAND

LOT 1016, Coridale Estate, Lara (400M2)

FLOOR PLAN: Chervil 21_202
FACADE: Autumn

\$665,524

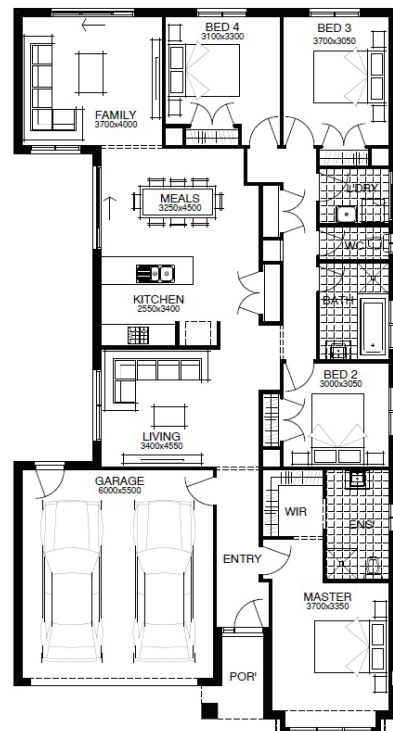
FIRST HOME OWNERS PRICE \$655,524

4 🚗 2 🌧️ 2 🚗 2 🛏️ 21sq 📏

WELLNESS LIVES HERE
You should too.

PACKAGE INCLUSIONS:

- ▶ LIFETIME STRUCTURAL GUARANTEE
- ▶ DEVELOPER & COUNCIL REQ'S
- ▶ 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!



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LOT 1016, CORIDALE ESTATE, LARA (400M2)

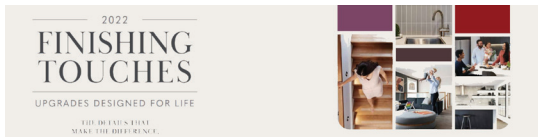
FLOOR PLAN: BELLTHORPE 22_209
FACADE: MACKAY

FIXED PRICE

\$699,710

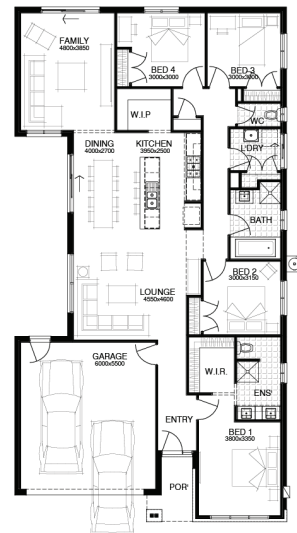
FIRST HOME OWNERS PRICE \$689,710

4 🚗 2 🍷 2 🚗 2 🚗 23sq 📏



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



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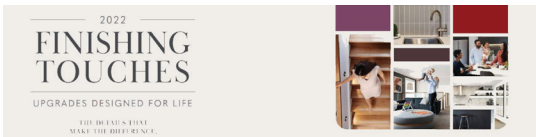
LOT 1016, CORIDALE ESTATE, LARA (400M2)

FLOOR PLAN: LEOPOLD 38_360
FACADE: TOWNSEND

FIXED PRICE

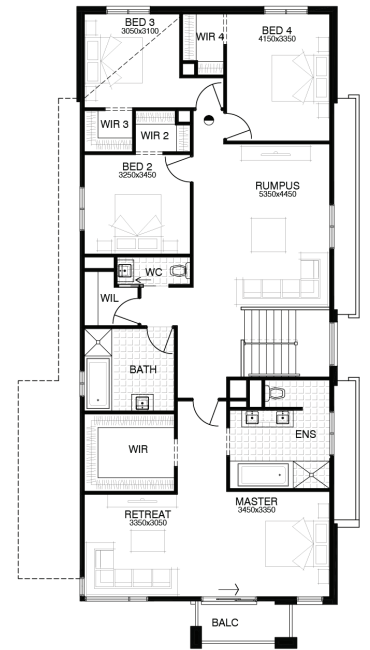
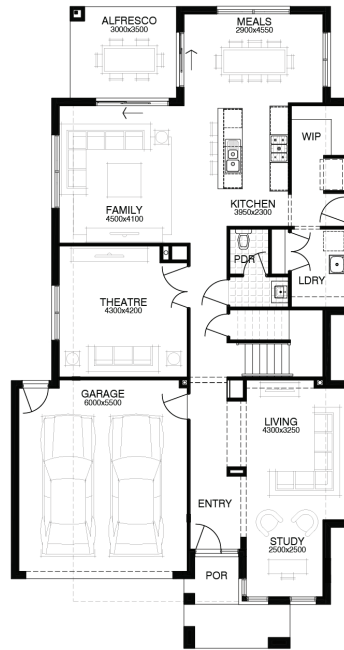
\$901,243

4 🚗 2 🍷 2 🚗 3 🛏 38sq 📏



PACKAGE INCLUSIONS:

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- ▼ FLOORING THROUGHOUT
- ▼ 20MM CAESARSTONE BENCHTOP TO KITCHEN
- ▼ OVERHEAD CUPBOARDS TO KITCHEN
- ▼ 20 DOWNLIGHTS
- ▼ BRICKWORK OVER WINDOWS
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LOT 1016, CORIDALE ESTATE, LARA (400M2)

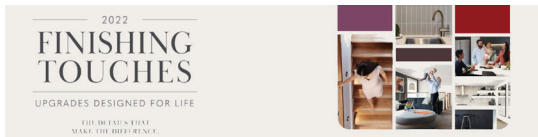
FLOOR PLAN: HILLSBOROUGH
22_208
FACADE: MAWSON

FIXED PRICE

\$692,188

FIRST HOME OWNERS PRICE \$682,188

3 🚗 2 🍷 2 🚗 2 🚗 22sq 📏



PACKAGE INCLUSIONS:

- DEVELOPER & COUNCIL REQS
- FLOORING THROUGHOUT
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LOT 1016, Coridale Estate, Lara (400M2)

FLOOR PLAN: Maple 21_202
FACADE: Autumn

\$663,474

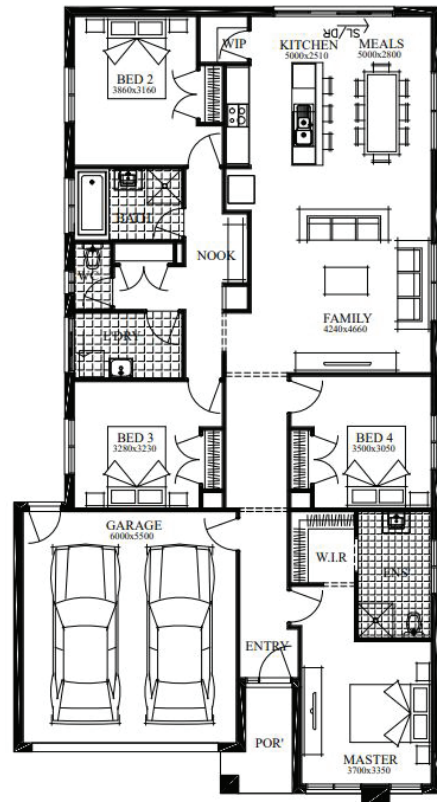
FIRST HOME OWNERS PRICE \$653,474

WELLNESS LIVES HERE
You should too.

4 🚗 2 🌧️ 2 🚗 1 🛏️ 21sq 📏

PACKAGE INCLUSIONS:

- ▶ LIFETIME STRUCTURAL GUARANTEE
- ▶ DEVELOPER & COUNCIL REQ'S
- ▶ 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
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**FIXED PRICE
HOME AND LAND**

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LOT 1016, Coridale Estate, Lara (400M2)

FLOOR PLAN: Brock 22_202
FACADE: Apollo

\$665,151

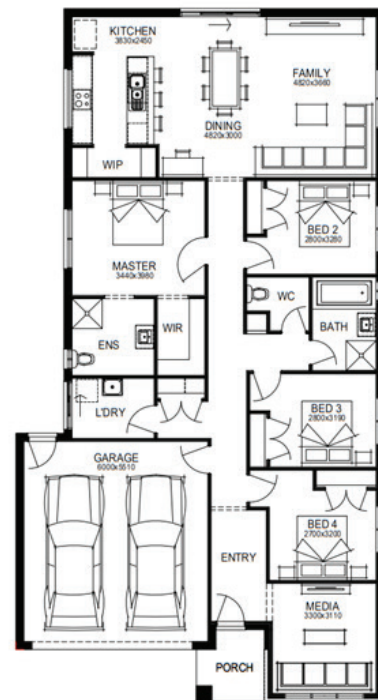
4 🚗 2 🌧️ 2 🚗 2 🛏️ 21sq 📏

FIRST HOME OWNERS PRICE \$655,151

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LOT 1016, CORIDALE ESTATE, LARA (400M2)

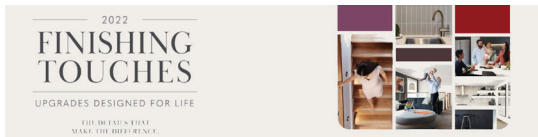
FLOOR PLAN: BARNARD 22_207
FACADE: STIRLING

FIXED PRICE

\$702,867

FIRST HOME OWNERS PRICE \$692,867

4 🚗 2 🍷 2 🚗 2 🚗 22sq 📏



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



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SIMONDS
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RISE UPGRADES
\$12,500*
Plus
FLOORING PACK 'A'



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LOT 1016, CORIDALE ESTATE, LARA (400M2)

FLOOR PLAN: EMERSON 22_205
FACADE: TRIBECA

FIXED PRICE

\$688,545

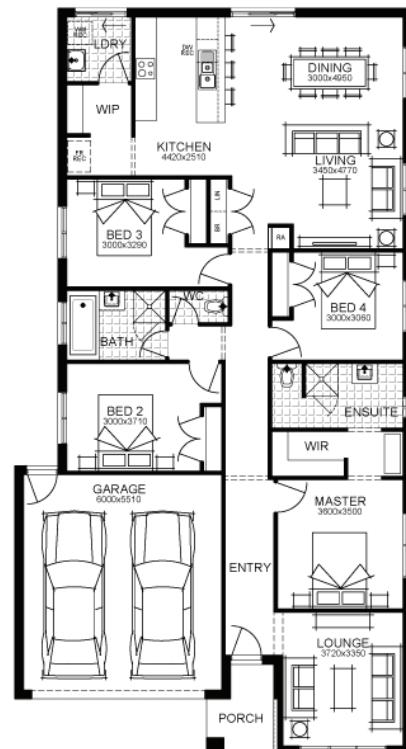
FIRST HOME OWNERS PRICE \$678,545

4 🚗 2 🍷 2 🚗 2 🚗 22sq 📏

RISE UPGRADES ↑ **RISE ABOVE THE REST** GET UP TO **\$44,000*** WORTH OF INCLUSIONS FOR JUST \$15,000

PACKAGE INCLUSIONS:

- ▶ DEVELOPER & COUNCIL REQ'S
- ▶ FLOORING THROUGHOUT
- ▶ 20MM CAESARSTONE BENCHTOP TO KITCHEN
- ▶ OVERHEAD CUPBOARDS TO KITCHEN
- ▶ 20 LED DOWNLIGHTS
- ▶ BRICKWORK OVER WINDOWS
- ▶ 900MM APPLIANCES
- ▶ DISHWASHER
- ▶ TOWEL RAILS & TOILET ROLL HOLDERS
- ▶ REMOTE TO GARAGE DOOR



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BUILDING HOMES SINCE 1949



RISE UPGRADES
\$12,500*

Plus
FLOORING PACK 'A'
*Price includes GST and excludes council fees, stamp duty, legal and bank charges. The RISE upgrade cost for \$12,500 is based on a standard 22sqm house.

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LOT 1016, CORIDALE ESTATE, LARA (400M2)

FLOOR PLAN: GRAMERCY 22_205
FACADE: APOLLO

FIXED PRICE

\$687,925

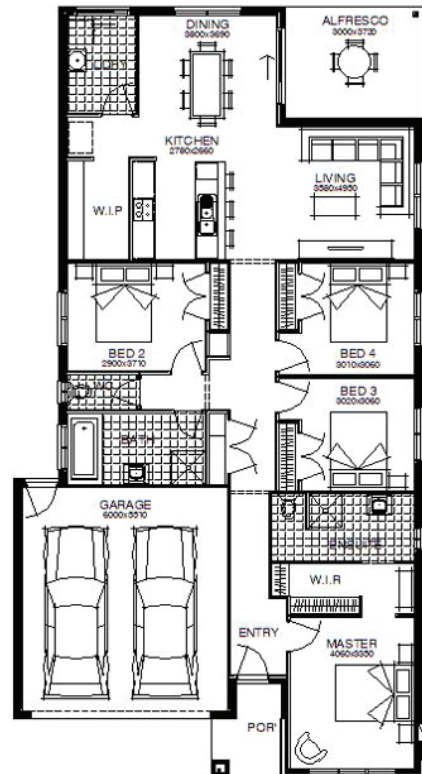
FIRST HOME OWNERS PRICE \$677,925

4 2 2 1 22sq

RISE UPGRADES ↑ **RISE ABOVE THE REST** **GET UP TO \$44,000***
WORTH OF INCLUSIONS FOR JUST \$15,000*

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- ▶ 20MM CAESARSTONE BENCHTOP TO KITCHEN
- ▶ OVERHEAD CUPBOARDS TO KITCHEN
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- ▶ BRICKWORK OVER WINDOWS
- ▶ 900MM APPLIANCES
- ▶ DISHWASHER
- ▶ TOWEL RAILS & TOILET ROLL HOLDERS
- ▶ REMOTE TO GARAGE DOOR



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