

**SIMONDS**  
BUILDING HOMES SINCE 1949



**VENTURE  
UPGRADES**

*Plus*  
FLOORING INCLUDED

# HOME AND LAND

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LOT 325, ARBOR ESTATE, OFFICER (443M2)

FLOOR PLAN: EMERSON 23\_221  
FACADE: PELHAM

**FIXED PRICE**

**\$707,333**

FIRST HOME OWNERS PRICE \$697,333

4 2 2 2 24sq

**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:**

Tom David  
0430744747  
Simonds.com.au

Metro East

VIC  
tom.david@simonds.com.au



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Journey INTO STYLE | 2021  
**EMBARK  
UPGRADES**

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LOT 325, ARBOR ESTATE, OFFICER (443M2)

**FLOOR PLAN: FITZGERALD 25\_237**  
**FACADE: YURREBILLA**

**FIXED PRICE**

# \$740,192

FIRST HOME OWNERS PRICE \$730,192

4 2 2 2 25sq

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**Journey**  
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SAVE ON LUXURY

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- ▼ 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  
GUARANTEE  
PRICE**

**VENTURE  
UPGRADES**

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LOT 325, ARBOR ESTATE, OFFICER (443M2)

**FLOOR PLAN: LENOX 24\_224**  
**FACADE: SAGAMORE**

**FIXED PRICE**

**\$711,727**

FIRST HOME OWNERS PRICE \$701,727

4 🚗 2 🍷 2 🚗 2 🚗 24sq 📏

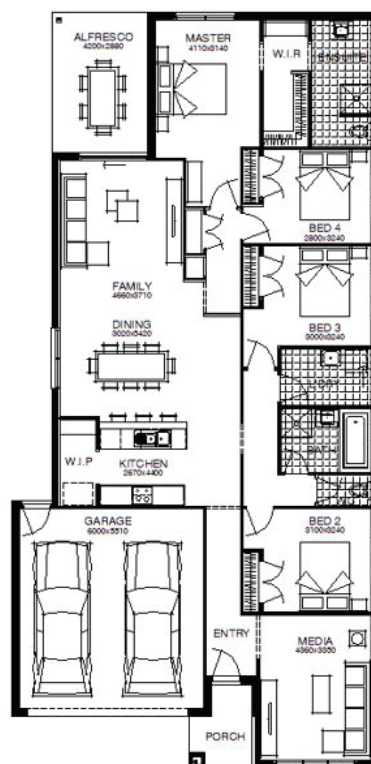
**BIG CITY  
STYLE**



**METRO**

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LOT 325, ARBOR ESTATE, OFFICER (443M2)

FLOOR PLAN: WELFORD 25\_232  
FACADE: DAVEY

**FIXED PRICE**

**\$731,581**

FIRST HOME OWNERS PRICE \$721,581

4 2 2 2 25sq

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SAVE ON  
LUXURY

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LOT 325, ARBOR ESTATE, OFFICER (443M2)

FLOOR PLAN: LINCOLN 23\_216  
FACADE: APOLLO

**FIXED PRICE**

**\$702,947**

FIRST HOME OWNERS PRICE \$692,947

4 🚗 2 🍷 2 🚗 2 🚗 23sq 📏

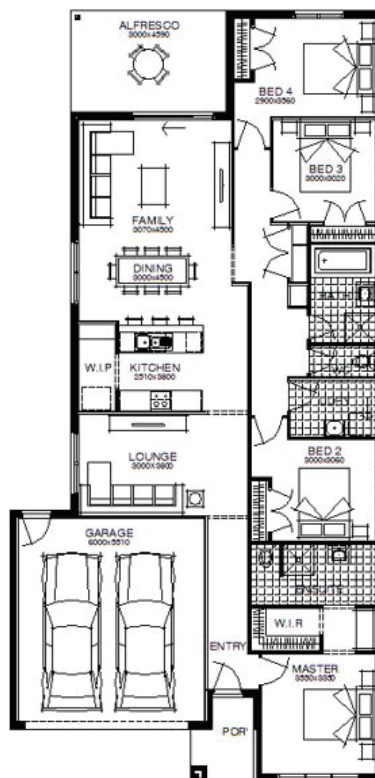
**BIG CITY  
STYLE**



**METRO**

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LOT 325, ARBOR ESTATE, OFFICER (443M2)

**FLOOR PLAN: CONWAY 25\_239**  
**FACADE: THORSBOURNE**

**FIXED PRICE**

**\$743,112**

FIRST HOME OWNERS PRICE \$733,112

4 2 2 4 26sq

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