

**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. 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 1217, BERWICK WATERS ESTATE, CLYDE NORTH (448M2)

**FLOOR PLAN: BELLEROSE 41\_385  
FACADE: MACY**

**FIXED PRICE**

**\$900,851**

6 🚗 3 🚿 2 🚗 3 🚗 41sq 📏

**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:**

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**berwick  
waters::**

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 10/08/2021.