ADD A TOUCH OF LUXURY TO YOUR HOME TODAY & SAVE!

Journey

INTO STYLE | 2021

SAVE ON LUXURY

SIMONDS
BUILDING HOMES SINCE 1949

Journey

UPGRADES | 2021

Whatever your budget, Simonds is here to help make your home all it can be.

Journey Into Style With Simonds, **The Great Australian Builder.**

You've chosen your dream home, now customise it to suit your lifestyle. We've simplified our upgrades into three distinct offerings, from the essential **EMBARK** pack to the flourishing **EXPAND** pack and the sophisticated **ATTAIN** pack. With high quality upgrades at the best value, Simonds allows you to maximise your savings and achieve the ultimate sense of comfort in your new home.

Images in this brochure may depict fixtures, finishes and features not supplied by Simonds Homes, for instance, landscaping, fencing, shower screens and decorative items. Additionally, photographs used in this brochure may not represent items included in our standard inclusions or upgrade packs, and are not to scale. This information is to be used as a guide only, and Simonds Homes makes no warranties about its accuracy or completeness.

THREE STEPS TO **SAVE** ON LUXURY

1. Choose your fixed upgrade pack and flexible upgrades.
2. Add the optional flooring upgrade.
3. Get ready to save big on your luxury upgrades.

EMBARK UPGRADES

UP TO
$33,100*
WORTH OF INCLUSIONS

FOR JUST **$4,000***

SAVING YOU UP TO
$29,100*

EXPAND UPGRADES

UP TO
$54,000*
WORTH OF INCLUSIONS

FOR JUST **$12,000***

SAVING YOU UP TO
$42,000*

ATTAIN UPGRADES

UP TO
$91,000*
WORTH OF INCLUSIONS

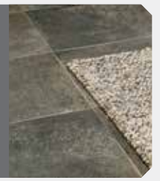
FOR JUST **$32,000***

SAVING YOU UP TO
$59,000*

UPGRADE PACKS

$2,000 Flooring
Adds Cat 1 carpet for single and Cat 2 carpet for double storey homes, plus your choice of laminate timber or Cat 1 ceramic tiles to entry, meals & kitchen (per flooring plan).

$4,500 Tile
Upgrade to porcelain tiles, includes wet area floor tiles for only $4,500 more (total flooring cost $6,500).



UPGRADE WITH

EMBARK

Launch into the next chapter of your life with upgrades designed for comfort and practicality, a perfect fit for your bustling way of life.

EMBARK

$2,000*

UPGRADE PACK

SAVE ON LUXURY

SAVE UP TO

$21,600*

SINGLE STOREY

$29,100*

DOUBLE STOREY

WHEN YOU SPEND

$4,000*

PACK + FLOORING UPGRADE

SAVE ON LUXURY

UPGRADE PACKS

$2,000 Flooring

Adds Cat 1 carpet for single and Cat 2 carpet for double storey homes, plus your choice of laminate timber or Cat 1 ceramic tiles to entry, meals & kitchen (per flooring plan).

$4,500 Tile

Upgrade to porcelain tiles, includes wet area floor tiles for only $4,500 more (total flooring cost $6,500).

Images may contain upgrades or items not included.

EMBARK UPGRADES

All of the below items are included**

A. 20mm stone benchtop to kitchen.

B. Overhead cupboards to kitchen to match base cupboards.

C. Towel rails to bathroom and ensuites.

D. Toilet roll holders.

E. 20 x LED downlights.

F. Remote garage opener.

G. NBN Provision (excludes hub).

FLEXIBLE UPGRADES

Choose 1 of the 2 selections below

i. Up to 50m² exposed aggregate driveway. ☐

ii. 2.7kw split system air conditioner to master bedroom and 7kw split to living area. ☐

MORE FLEXIBLE UPGRADES

Choose 1 of the 2 selections below.

i. Colorbond (without sarking). ☐

ii. Concrete roof tiles. ☐

* Savings based on RRP of upgrade items when purchasing the "Embark" upgrade pack for $2,000 plus flooring pack for $2,000 (total cost of $4,000) for the 'Topaz 31' single storey home design (upgrade items valued at up to $25,600) or the 'Brennan 52' double storey home design (upgrade items valued at up to $33,100) built in a QLD build zone.

** Items A. to G. cannot be substituted nor a credit provided.

UPGRADE WITH

EXPAND

Settle in to the comforts that allow you to grow and create warm, inviting spaces that your whole family will gravitate to.

EXPAND

$10,000*

UPGRADE PACK

SAVE ON LUXURY

SAVE UP TO

$32,300*

SINGLE STOREY

$42,000*

DOUBLE STOREY

WHEN YOU SPEND

$12,000*

PACK + FLOORING UPGRADE

SAVE ON LUXURY

UPGRADE PACKS

$2,000 Flooring

Adds Cat 1 carpet for single and Cat 2 carpet for double storey homes, plus your choice of laminate timber or Cat 1 ceramic tiles to entry, meals & kitchen (per flooring plan).

$4,500 Tile

Upgrade to porcelain tiles, includes wet area floor tiles for only $4,500 more (total flooring cost $6,500).

 Images may contain upgrades or items not included.

EXPAND UPGRADES

All of the below items are included**

A.	20mm stone benchtop to kitchen.
B.	Overhead cupboards to kitchen to match base cupboards.
C.	Towel rails to bathroom and ensuites.
D.	Toilet roll holders.
E.	20 x LED downlights.
F.	Remote garage opener.
G.	NBN Provision (excludes hub).
H.	Tiled niches to showers.
ix.	Up to 50m^2 exposed aggregate driveway.
J.	2.7kw split system air conditioner to master bed and 7kw to living area.
K.	20mm stone to standard bathroom and powder vanities.
L.	Waterpoint to fridge space.
M.	Floor to ceiling tiles in master ensuite.
N.	2590mm ceiling to singles or ground floor of doubles.

FLEXIBLE UPGRADES

Choose 2 of the 3 selections below

i.	900mm laundry cabinet with 45 litre tub and vegie sprayer.	☐
ii.	Overhead cupboard to fridge.	☐
iii.	20mm stone to standard master ensuite.	☐

MORE FLEXIBLE UPGRADES

Choose 1 of the 2 selections below.

i.	Colorbond (without sarking).	☐
ii.	Concrete roof tiles.	☐

* Savings based on RRP of upgrade items when purchasing the "Expand" upgrade pack for $10,000 plus flooring pack for $2,000 (total cost of $12,000) for the 'Corona 35' single storey home design (upgrade items valued at up to $44,300) or the 'Brennan 52' double storey home design (upgrade items valued at up to $54,000) built in a QLD build zone.

** Items A. to N. cannot be substituted nor a credit provided.

UPGRADE WITH

ATTAIN

Sit back, relax and appreciate the sophistication and attention to detail. Overflowing with luxury and comfort, these upgrades were made for entertaining.

ATTAIN

$30,000*

UPGRADE PACK

SAVE ON LUXURY

SAVE UP TO

$42,200*

SINGLE STOREY

$59,000*

DOUBLE STOREY

WHEN YOU SPEND

$32,000*

PACK + FLOORING UPGRADE

SAVE ON LUXURY

UPGRADE PACKS

$2,000 Flooring

Adds Cat 1 carpet for single and Cat 2 carpet for double storey homes, plus your choice of laminate timber or Cat 1 ceramic tiles to entry, meals & kitchen (per flooring plan).

$4,500 Tile

Upgrade to porcelain tiles, includes wet area floor tiles for only $4,500 more (total flooring cost $6,500).

 Images may contain upgrades or items not included.

ATTAIN UPGRADES

All of the below items are included**

A. 40mm stone benchtop to kitchen.
B. Overhead cupboards to kitchen to match base cupboards.
C. Towel rails to bathroom and ensuites.
D. Toilet roll holders.
E. 20 x LED downlights.
F. Remote garage opener.
G. NBN Provision (excludes hub).
H. Tiled niches to showers.
I. Up to 50m² exposed aggregate driveway.
J. Ducted refrigerated air conditioning.
K. 20mm stone benchtop to all standard vanities.
L. Waterpoint to fridge space.
M. Floor to ceiling tiles in master ensuite.
N. 2740mm ceiling to singles or ground floor of doubles.
O. 900mm laundry cabinet with 45 litre tub and vegie sprayer.
P. 900mm overhead cupboards to laundry cabinet.
Q. Overhead cupboard to fridge.
R. Undermount sink to kitchen.
S. 4 x pot drawers to kitchen.
T. Sliding mirror robe doors in lieu of standard.
U. 2340mm high internal doors.
V. 900mm underbench oven and 900mm gas cooktop.

FLEXIBLE UPGRADES

Choose 2 of the 4 selections below.

i. Soft close drawers and soft close hinges to kitchen. ☐
ii. Up to 2 x 40mm waterfall end panels to kitchen benchtop. ☐
iii. 2340mm high external doors (hinged and sliding). ☐
iv. Additional Gallery voucher valued at $2000. ☐

MORE FLEXIBLE UPGRADES

Choose 1 of the 3 selections below.

i. Semi frameless shower screens. ☐
ii. 10 additional downlights. ☐
iii. Freestanding bath. ☐

EVEN MORE FLEXIBLE UPGRADES

Choose 1 of the 2 selections below.

i. Colorbond (without sarking). ☐
ii. Concrete roof tiles. ☐

* Savings based on RRP of upgrade items when purchasing the "Attain" upgrade pack for $30,000 plus flooring pack for $2,000 (total cost of $32,000) for the 'Momba 35' single storey home design (upgrade items valued at up to $74,200) or the 'Brennan 56' double storey home design (upgrade items valued at up to $91,000) built in a QLD build zone.
** Items A. to V. cannot be substituted nor a credit provided.

The Essentials

External

Each of our facade designs include varying material options to create an inviting entrance. We also carefully consider placement of windows allowing the flow of natural light throughout the home. Ample space is created by the arrangement of porches and openings to adjoining rooms, which helps to provide a warm, homely and secure feeling.

1 Colorbond steel sectional lift up door.

2 Monier roof tiles.

3 Feature entry door with clear glazing and side lights (where applicable).

4 Colorbond fascia and gutter.

Kitchen

Getting the kitchen right is key to a successful home design. With crucial areas for preparation, storage and cooking carefully placed, our kitchens are both functional and attractive.

Island benches create consistent circulation opportunities in and around the space for multiple users working together or on separate dishes. Open plan living incorporates the kitchen to living zones ensuring connectivity for home owners.

1 Alder tapware.

2 Clark 1¾ bowl stainless steel sink.

3 Technika 900mm stainless steel canopy rangehood.

4 Technika 900mm stainless steel dual fuel cooker.

Living Room

Living rooms are just that – space for the household to come together and live well. And when it comes to living areas, it's all about flexibility. We consider multiple living zones creating opportunities for multi-generational use to come together and relax. Generous open plan design provides home owners with the freedom to enjoy living spaces while staying connected to all parts of the home.

Dowell sliding aluminium key lock windows.

Clipsal Iconic double power points and light switches.

67mm x 18mm skirting & architraves.

Gainsborough door handle lever passage sets.

Bathroom

Essential spaces like bathrooms need easy access, comfort and room to move freely. Designed for function and relaxation, bathrooms give busy families a peaceful experience with little fuss.

See the full listing of standard inclusions on page 15.

Clark square inset basin in 33mm Laminex benchtop.

Fully lined cabinetry.

Alder wall bath outlet.

Semi-framed clear glass pivot shower doors, with ceramic tiles to shower recess.

Ceramic tiled shower base.

Stylus dual flush vitreous china toilet suite.

KITCHEN
- Technika 900mm stainless steel dual fuel freestanding upright cooker.
- Technika 900mm stainless steel canopy rangehood. Externally ducted on double storey homes.
- Clark 1¾ bowl stainless steel sink. Includes two basket wastes.
- Laminex 33mm post formed or square edge laminate benchtop.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Ceramic tiles to splashback.
- Alder solid brass mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.

BATHROOM & ENSUITE
- Clark semi-inset seamless vitreous china hand basin.
- Stylus dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- Laminex 33mm laminate benchtop to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Decina acrylic bath set in a tiled podium.
- Semi framed clear glass pivot shower doors with ceramic tiled shower base.
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Alder single lever tapware, hand held shower rose and wall bath outlet.
- Externally ducted exhaust fans including self-sealing air flow draft stoppers.

LAUNDRY
- Everhard 45L stainless steel laundry tub in metal cabinet with Alder laundry set tapware.
- Ceramic wall tiles above laundry tub, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry tub cabinet.

STAIRS (DOUBLE STOREY HOMES)
- MDF treads and MDF risers.
- Balusters from the standard builders range. Baluster placement is specific to each home design.

WINDOWS & EXTERNAL DOORS
- Feature entry door in paint-grade finish, with clear glazing (includes sidelights where applicable).
- Dowell sliding aluminium windows including keyed window locks. Brick infill above windows and sliding doors (excluding garage & facade).
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable).

GARAGE
- Colorbond steel sectional lift up door.

INSULATION
- Bradford R2.5 Glasswool batts to ceiling of roof space (excludes garage ceiling space).
- Reflective foil to external walls and wall between garage and house (excludes garage).

CEILINGS
- 2440mm nominal internal ceiling height, measured overall to frame plates.

HOT WATER SERVICE
- Rheem continuous flow gas hot water service. Placement of unit is at builders discretion.

ROOFING
- Monier concrete colour applied roof tile from builders range.
- Colorbond fascia and slotted quad gutter.

FIXING
- Gainsborough lever passage sets and pull handles.
- 67x18mm skirtings and architraves to dwelling and garage.
- Flush panel internal doors with door stops and chrome hinges.
- Single melamine shelf and hanging rail to robes.

PAINT & PLASTER
- Haymes 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage).
- Haymes flat acrylic to ceilings. White ceilings are available as a no cost option.
- 90mm cove plaster cornice.

FOUNDATIONS
- Concrete waffle slab, engineer designed 'M' class, maximum 300mm fall and no existing fill. Site costs will be adjusted if founding conditions differ.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment.

ELECTRICAL
- Clipsal Iconic double power points & light switches (white), with batten light points as per standard electric layout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- 2x TV points and 1x telephone point.
- External light point(s) as per standard drawing.
- Ceiling fans to bedrooms and alfresco (if applicable).

BUILDING ALLOTMENT
- Based on a building allotment of up to 500m^2 and a maximum building setback of 6m (subject to Planning Authority). Additional charges will apply for blocks greater than 500m^2, and those requiring more than 300mm equal cut and fill.

SERVICES - CONNECTIONS
- Connection of services - water, natural gas (where available), electricity, sewer, telephone conduit & stormwater is included. Additional charges may apply for blocks greater than 500m^2, with more than 300mm of fall or more than 6m setback to dwelling. Does not include electricity and telephone consumer account opening fees. Please discuss with your Sales Consultant if connection to natural gas is unavailable.
- 2x external taps.

FACADE
- 450mm eaves to dwelling (excludes garage). See standard plans for eave treatment to garage.
- Single Storey: Select one from Cook or Howitt facade.
- Double Storey: Harlequin facade as standard.

STRUCTURAL
- 90mm structural pine wall framing and pine truss roof.
- Lifetime structural guarantee. Please refer to our website for Terms and Conditions.

NOTES: Display items such as furniture, light fittings, security system, fireplaces, air conditioning, carpets and floor tiling (to areas other than wet areas); landscaping, fencing, driveway and paving are not included. Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers or due to the product being unavailable or no longer being compliant. To be read in conjunction with standard house design plans.

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TERMS AND CONDITIONS * The Simonds Homes "Journey Upgrade Packs" offer commences 8th Feb 2021 and is available for new customers only who have not paid a deposit or signed a preliminary agreement as at 7th Feb 2021. Excludes METRO, Precinct, Masterpiece, Xpress, Start Point and SimVesta ranges. Not available in conjunction with any other offer. Limited to one upgrade pack per home. Offer and prices are correct at time of publication (February 2021) and can vary depending on build region. Upgrade allowance value is based on the RRP of the items that have been upgraded from our standard inclusions. Simonds Homes reserves the right to end or alter this promotion at any time. Simonds Homes reserves the right to substitute similar products to those referred to in this promotion should an item not be available. Offer subject to all sales documentation being received and signed off by the client within 14 days of payment of initial deposit. All floor plans, facade images and photographs have been used for illustrative purposes only (refer to contract documentation for full details) and may not represent the final product as shown. All furniture, screens, landscaping, pergolas and decorative finishes are not offered by Simonds Homes. Additional cost floor plan options, textures and fittings may also be shown. Offer only available to clients who purchase a Simonds home from a Simonds Homes display centre or office. Speak to a Simonds Homes consultant for more information and visit simonds.com.au for full details on each item.

Get in touch

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