



2022

FINISHING TOUCHES

UPGRADES DESIGNED FOR LIFE

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THE DETAILS THAT MAKE THE DIFFERENCE.

Your new home journey is paved with big decisions. So we've made it easy for you to add all of the finishing touches that make life easier. Our team has chosen the most sought after, quality upgrades and combined them into 3 value brimming packs to suit any budget. Plus we give you the choice to pick what's most important to you.

IT'S TIME TO ADD THE FINISHING TOUCHES

With big brands, quality inclusions and the flexibility of choice, our finishing touches offer value and further our commitment to quality from the Great Australian Builder.

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.



ADD THE FINISHING TOUCHES AND PREPARE YOUR HOME FOR LIFE.

1

Choose your fixed inclusion pack and flexible upgrades that best suit your needs.

2

Prepare the base of your home with the optional flooring upgrade packs.

3

Enjoy big savings while adding all the important things that make life easier.



ELEVATE UPGRADES

UP TO

\$39,100*

WORTH OF INCLUSIONS

FOR JUST **\$4,000***

SAVING YOU UP TO

\$35,100*



EVOLVE UPGRADES

UP TO

\$62,400*

WORTH OF INCLUSIONS

FOR JUST **\$12,000***

SAVING YOU UP TO

\$50,400*



EXCEED UPGRADES

UP TO

\$101,000*

WORTH OF INCLUSIONS

FOR JUST **\$32,000***

SAVING YOU UP TO

\$69,400*

\$2,000* FLOORING UPGRADE

Cat 1 carpet for singles and Cat 2 for double storey homes.

PLUS

Your choice of laminate timber or Cat 1 ceramic tiles to entry, meals & kitchen (per flooring plan).





ELEVATE
\$2,000*

UPGRADE PACK

SAVE UP TO

\$26,900* OR **\$35,100***

SINGLE STOREY

DOUBLE STOREY

WHEN YOU SPEND **\$4,000*** ON PACK + FLOORING UPGRADE

ELEVATE UPGRADES

All of the below items are included**

- A. 20mm stone benchtop to kitchen.
- B. Overhead cupboards to kitchen, either side of rangehood up to 1.2lm.
- C. Towel rails to bathroom and ensuites.
- D. Toilet roll holders.
- E. 20 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. ☐

YOUR CHOICE OF ROOF

Choose 1 of the 2 selections below

- I. COLORBOND® (without sarking). ☐
- ii. Concrete roof tiles. ☐

\$2,000* FLOORING UPGRADE

Cat 1 carpet for singles and Cat 2 for double storey homes.

PLUS

Your choice of laminate timber or Cat 1 ceramic tiles to entry, meals & kitchen (per flooring plan).

** Items A. to G. cannot be substituted nor a credit provided. Images may contain upgrades or items not included.





EVOLVE
\$10,000*

UPGRADE PACK

SAVE UP TO
\$40,100* OR **\$50,400***
SINGLE STOREY DOUBLE STOREY

WHEN YOU SPEND **\$12,000*** ON PACK + FLOORING UPGRADE

EVOLVE 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.
- I. Up to 50m² 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.☐

YOUR CHOICE OF ROOF

Choose 1 of the 2 selections below

- I. COLORBOND® (without sarking).☐
- ii. Concrete roof tiles.☐

\$2,000* FLOORING UPGRADE

Cat 1 carpet for singles and Cat 2 for double storey homes.

PLUS

Your choice of laminate timber or Cat 1 ceramic tiles to entry, meals & kitchen (per flooring plan).



** Items A. to N. cannot be substituted nor a credit provided. Images may contain upgrades or items not included.

UPGRADES DESIGNED TO
EXCEED

YOUR EXPECTATIONS...

This one's for the hosts with the most. It's time to sit back, relax and appreciate a space overflowing with the finest inclusions.



EXCEED
\$30,000*

UPGRADE PACK

SAVE UP TO

\$52,100* OR **\$69,400***

SINGLE STOREY

DOUBLE STOREY

WHEN YOU SPEND **\$32,000*** ON PACK + FLOORING UPGRADE

EXCEED 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. Gallery voucher valued at \$2,000. ☐

MORE FLEXIBLE UPGRADES

Choose 1 of the 3 selections below

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

YOUR CHOICE OF ROOF

Choose 1 of the 2 selections below

- I. COLORBOND® (without sarking). ☐
- ii. Concrete roof tiles. ☐

\$2,000* FLOORING UPGRADE

Cat 1 carpet for singles and Cat 2 for double storey homes.

PLUS

Your choice of laminate timber or Cat 1 ceramic tiles to entry, meals & kitchen (per flooring plan).

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STANDARD INCLUSIONS





R2.5 Glasswool batts
to ceiling of roof space
(excludes garage ceiling space).

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.



COLORBOND® steel sectional lift up door.



Monier roof tiles.



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



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.



Alder tapware.



Clark 1 3/4 bowl stainless steel sink.



Technika 900mm stainless steel canopy rangehood.



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.



1 Clark square inset basin in 33mm Laminex benchtop.



2 Fully lined cabinetry.



3 Alder wall bath outlet.



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



5 Ceramic tiled shower base.



Stylus dual flush vitreous china toilet suite.



SIMONDS HOMES RANGE

Scan the QR code to see the full listing of standard inclusions for the Simonds Homes range.

TERMS AND CONDITIONS * The Simonds Homes "Finishing Touches Upgrades" offer commences 7th January 2022 and is available for new customers only who have not paid a deposit or signed a preliminary agreement as at 7th January 2022. Excludes METRO, Precinct, Masterpiece, Xpress 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 (January 2022) 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. Upgrade pack items included are from the builders standard range of colours and categories. Upgrades to higher range will incur additional charges. Floor covering as per standard layout (under stairs not included) Blinds to windows and sliding doors (excluding stair windows and translucent glazing). 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.





WE'RE HERE TO HELP

From 8:30am to 8pm, 7 days a week, our team is here to help.

Please feel free to contact us if there is anything we can do to assist.

 1300 SIMONDS

 WhatsApp

 help@simonds.com.au

 LiveChat