

# RISE

UPGRADES



# RISE ABOVE THE REST



GET UP TO  
**\$45,800\***

WORTH OF INCLUSIONS  
FOR JUST \$15,000\*

\*BASED ON EMPIRE 42\_392 DOUBLE  
STOREY IN METRO VIC BUILD ZONE.

# METRO

  
**SIMONDS**  
THE GREAT AUSTRALIAN BUILDER

RISE UPGRADES  
**\$12,500\***

+ Overhead cupboards

+ Feature window splashback \*\*

+ 20mm Caesarstone benchtop

+ 900mm upright oven & canopy

GALLERY VOUCHER  
↑  
**\$4,000\***

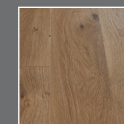
## FLOORING PACKS

**A | \$2,500\***



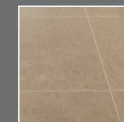
Category 1 carpet to house as per standard flooring layout (Category 2 to double storey homes).

PLUS YOUR CHOICE OF



Laminate flooring

**OR**



Ceramic tiles as per standard flooring layout.

**OR**

**B | \$7,500\***



Category 1 carpet to house as per standard flooring layout (Category 2 to double storey homes).

PLUS FURTHER UPGRADE TO



Builders Range 600x600 porcelain pressed edge tiles, including upgrading wet area tiles to match.

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IN METRO VIC BUILD ZONE.

### KITCHEN

- + Larger 900mm upright cooker and canopy, in lieu of 600mm hotplate.
- + 20mm Caesarstone benchtop.
- + Feature window splashback to kitchen.\*\*
- + Overhead cupboards to kitchen, either side of rangehood to match base cupboards.
- + Dishwasher.

### EXTERNAL

- + Garage remote.
- + Brickwork over windows to single-storey designs.

### BATHROOM

- + Stone benchtop to bathroom and ensuite/s.
- + Obscure glazing to all standard bathroom, ensuite/s and WC windows.
- + Privacy locks to bathroom, ensuite/s and WC/s.
- + Tiled shower niche to bathroom and ensuite/s.
- + Toilet roll holders (including WC/s where applicable).
- + Towel rail/s.

### INTERNAL

- + Vinyl sliding robe doors to bedrooms (design specific).
- + 20 x LED downlights.
- + Stain grade Victorian Ash to base two treads of staircase to double-storey designs.

### LAUNDRY

- + 900mm laundry cabinet.
- + 45ltr trough and Vegie spray tap.

### PLUS (CHOOSE 2 OF 4)

- ☐ Driveway (35sqm of coloured concrete).
- ☐ **\$4,000 GALLERY** voucher.
- ☐ Increased ceiling height to 2590mm to single-storeys and ground floor of double-storeys.
- ☐ Choice of evaporative cooling OR 2 x split system A/C units.

\*\*Design specific where kitchen splashback is on external wall. Designs with window behind oven will be upgraded to 700mm high square set window with benchtop extending into window reveal and deletion of ceramic tiled splashback. Images may contain upgrades or items not included.

# METRO

TERMS & CONDITIONS \* The Simonds Homes "RISE Upgrade Pack" offer commences 2nd August 2023 and is available for new customers only who have not paid a deposit or signed a preliminary agreement. Only available as an upgrade to the "METRO" range of houses. Excludes Simonds Range, Precinct, Masterpiece, Xpress plans and SimVesta ranges. Offer subject to all sales documentation being received and signed off by the client within 14 days of payment of initial deposit. Not available in conjunction with any other offer. Savings based on RRP of included items when purchasing the "RISE" upgrade pack for \$12,500 plus flooring pack for \$2,500 (total cost of \$15,000). GALLERY voucher can only be used to purchase upgrades to the value of \$4,000 at a Simonds Gallery and cannot be redeemed for cash. Limited to one upgrade pack per home consisting of upgrade items valued at up to \$45,800 (RRP) based on the Empire 42\_392 double storey home design built in a VIC Metro build zone. All prices are inclusive of GST. Upgrade allowance value is based on the RRP of the items that have been upgraded from our standard inclusions. Offer and prices are correct at time of publication (August 2023) and can vary depending on build region. 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. 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 authorised representative. Speak to a Simonds Homes consultant for more information and visit [www.simonds.com.au](http://www.simonds.com.au) for further details on included items. VIC METRO © 2023 Simonds Homes Victoria Pty Ltd - ACN:050 197 610 - CDB-U 49491

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