

FREE UPGRADE OFFER\*

# Setting higher standards



  
**SIMONDS**

With **\$60K of quality upgrades\*** at no extra cost,  
our 'standard inclusions' are far from standard!



# Beautiful homes without compromise.

Since our founder Gary Simonds began building homes in 1949, our aim to provide quality, affordable homes for every Australian has never wavered. Our goal to provide beautiful homes without compromise is always front of mind. So when it comes to crafting your perfect home, that's why we pack it full of all the essentials that make life easier and give you the choice to take it to the next level.



**SIMONDS**

FREE UPGRADE OFFER\*

# Setting high<sup>er</sup> standards

INCLUDED AT NO EXTRA COST\*

Simonds quality standard inclusions



**Receive up to \$60K\***  
worth of Higher Standards upgrades



DOUBLE YOUR MONEY UPGRADE OFFER

**Pay \$14K & receive \$28K\***  
worth of additional quality upgrades





# Setting higher standards

QUALITY UPGRADES INCLUDED AT NO EXTRA COST\*

You no longer need to worry about paying for quality upgrades when **they're already included!**

Elevate your Simonds home with the finest fixtures and finishes with our limited time offer to receive \$60K\* worth of upgrades for no extra cost! From exquisite stone benchtops in your new kitchen to beautifully tiled niches in the shower, coloured concrete driveway, we've meticulously considered every detail to turn your dream home into a truly inspiring haven.

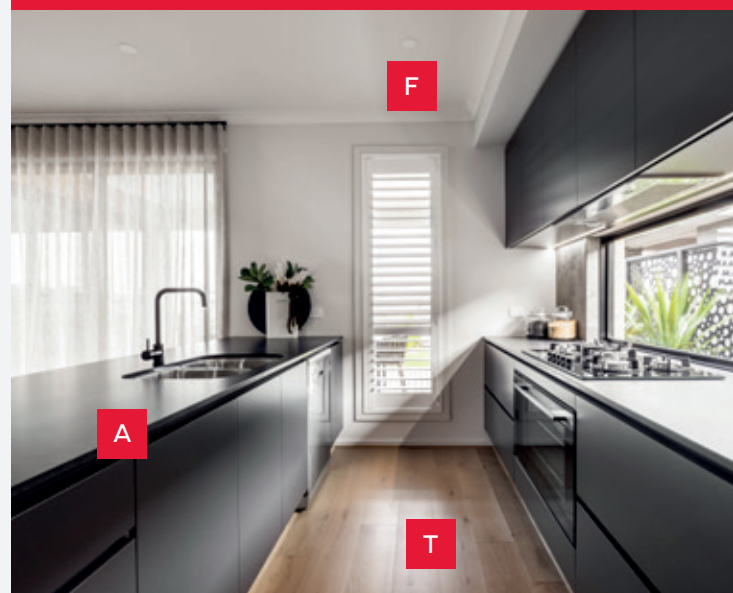
Don't miss out on this incredible opportunity to make your new home truly exceptional.

## HIGHER STANDARDS UPGRADES

- 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** Brickwork over windows
- F** 20 x LED downlights
- G** Remote garage opener
- H** Flyscreens to windows and sliding doors
- I** NBN provision (excludes hub)
- J** 20mm stone benchtop to vanities
- K** Upgraded Technika 900mm multi-function, dual-fuel upright cooker
- L** Tiled niche to showers
- M** 900mm laminated laundry base cabinet with 45 litre tub and veggie sprayer
- N** 2590mm ceiling to singles or ground floor of doubles
- O** Semi frameless shower screens
- P** \$2,500 Gallery voucher to spend on upgrades
- Q** Up to 40m<sup>2</sup> coloured concrete driveway
- R** 6 point evaporative cooler

# Receive up to \$60K\*

of Higher Standards quality upgrades included at no extra cost!



- S** Category 1 carpet for single storeys & Category 2 for double storey homes

**T** Choose from 1 of the following for entry, meals & kitchen (per flooring plan):

- ☐ Laminate flooring
- ☐ Category 1 ceramic tiles





# Take it to the next level.

Looking for more? Don't miss out on our Double Your Money upgrade offer! In addition to our incredible Higher Standards promotion, you can enjoy \$28K worth of inclusions for only \$14K\*. You'll love upgraded benchtops and extra laundry storage in your home, plus much more! And the best part? You have the freedom to choose additional options that matter most to you!

Upgrade now and make your dream home a reality. Don't wait, take advantage of this limited-time offer today!

DOUBLE YOUR MONEY OFFER

**Pay just \$14K  
& receive \$28K\***  
worth of additional quality upgrades.

## DOUBLE YOUR MONEY UPGRADES

- A** Upgrade to 40mm stone benchtop to kitchen
- B** SMEG 900mm multi-function, dual-fuel upright cooker
- C** SMEG 900mm canopy rangehood
- D** Soft close drawers and soft close hinges to kitchen
- E** Undermount sink to kitchen
- F** 4 x soft close pot drawers to kitchen
- G** 20mm stone benchtop to laundry
- H** Overhead cabinet to laundry
- I** Extra \$2,500 to spend at Gallery
- J** **Choose 4 of the 7 selections below:**

10 additional downlights

Floor to ceiling tiles to master ensuite

Sliding mirror robe doors

Freestanding bath

1020mm entry door

Robe towers (2 to master and 1 to remaining bedrooms)



+ Undermount sink to kitchen



+ 900mm overhead cupboards to laundry cabinet



+ 40mm stone benchtop to kitchen



## STANDARD INCLUSIONS

# We've taken care of the essentials.

At Simonds, we understand that your home is a reflection of your lifestyle. That's why we carefully consider every aspect, ensuring that our standard inclusions cover everything you need, both inside and out. Expect quality inclusions and finishes that perfectly complement your personal style.



**SIMONDS**

### KITCHEN

- Technika 900mm stainless steel dual fuel freestanding upright cooker.
- Technika 900mm stainless steel externally ducted canopy rangehood.
- Clark 1¼ 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.
- Microwave space with drawer & single power point (subject to kitchen design).

### 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.

### WINDOWS & EXTERNAL DOORS

- Hume entry door in paint-grade finish, with clear glazing
- Dowell sliding aluminium windows and doors including keyed locks. Single storey designs only, have FC sheet above windows and sliding doors (excluding entry door).



- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable).
- Nylon mesh flyscreens to all openable windows and external sliding doors. (Excludes Melbourne Metro).

#### **GARAGE**

- Colorbond® steel sectional lift up door.

#### **INSULATION**

- Bradford R3.5 Glasswool batts to ceiling of roof space (excludes garage ceiling space).
- Bradford R2.0 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

#### **CEILINGS**

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

#### **HOT WATER SERVICE**

- Rheem 160 litre solar water heater with continuous flow booster. Please note: Solar collector panel and storage tank positioned at the 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.
- 75mm 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 (physical barrier).

#### **HEATING & COOLING**

- Bonaire 3-star gas ducted heating unit in roof space.

#### **ELECTRICAL**

- Legrand Excel Life 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.

#### **SERVICES - CONNECTIONS**

- Connections are based on a building allotment of up to 650m2 with up to 300mm of fall and front building setback of 5m.
- Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. 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 Burrowa, Keppel, Mackay or Mawson facade.
- Double Storey: Townsend 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.

# Simonds Homes. A trusted name since 1949.

For more than 70 years, Simonds has been a trusted name in the volume building industry, having built homes for over 50,000 people across Australia. Our extensive experience enables us to provide unique insights into building the perfect family home, with a personalised approach that caters to individual needs.

We don't just build houses; we create homes where families will make memories for years to come. Our attention to detail is second to none, and we take pride in ensuring that every aspect of our customers' new home is considered, from the floor plan to the finishing touches.

- ✓ Fixed price guarantee
- ✓ Guaranteed site start
- ✓ Lifetime structural guarantee
- ✓ Multi-award-winning designs
- ✓ Building quality homes for 74 years
- ✓ VMIA accredited & preferred builder

[simonds.com.au](https://simonds.com.au)









## We're here to help you find your dream home.

From 8:30am - 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**  **Livechat**

 **customer.success@simonds.com.au**

**[simonds.com.au](https://simonds.com.au)**



The Simonds Homes 'Higher Standards' promotion commences 2nd August 2023 and is available for new customers only who have not paid a deposit or signed a preliminary agreement and purchase a 'Simonds Range' home (excluding METRO and Xpress designs). 'Double Your Money' promotion savings based on RRP of upgrade items when purchasing the "Double Your Money" upgrade pack for \$14,000) for the 'Henty 53' double storey home design (upgrade items valued at up to \$28,000) built in a VIC build zone. Upgrade allowance value is based on the RRP of the items that have been upgraded from our standard inclusions. No further discount. Cannot be used in conjunction with any other offer nor redeemable as cash. 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. Offer subject to completion of sales accept process within 14 days of payment of initial deposit. © 2023 Simonds Homes Victoria Pty Ltd. ACN 050 197 610 CDB-U49491