

INVEST WITH CONFIDENCE

SIMVEST

VICTORIA







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Supported by **Simonds Homes'**
75 years of industry leadership,
Simvest is your partner in achieving
long-term investment success.

Simvest is a carefully curated collection of homes, thoughtfully designed for the discerning investor. Our fixed-price turnkey packages eliminate the guesswork from property investment, ensuring that your new property is rent-ready from the moment it's completed. Each home in the Simvest range is crafted to the highest standards, blending functionality with modern design to appeal to today's renters and buyers.

Our turnkey approach allows you to focus on building your portfolio with the confidence that your investment is in safe hands. Whether you're a seasoned investor or just starting, Simvest offers a seamless, stress-free experience, designed to help you achieve your financial goals.

Discover the Simvest difference and take the next step in your property investment journey with a partner you can trust.









Why invest with Simvest by Simonds?

With 100% fixed costs, turnkey quality inclusions, and unmatched designs throughout enviable locations across Melbourne, your next investment is just a couple of steps away.

Fixed Price Guarantee ^[1]

At Simonds, we understand the importance of financial certainty when investing in a new home. That's why we offer a Fixed Price Guarantee, ensuring there are no unexpected costs or hidden fees throughout your building journey.

Turnkey Quality Inclusions

With unmatched quality, our turnkey inclusions include all of the essentials you need to move in tenants quickly or sell. Our close and longstanding partnerships with valued suppliers and trades means that your investment is in safe hands. Experienced Site Managers carefully managing your build and independent inspections at each stage of the build ensure quality, transparency and peace of mind from slab to settlement.

Multi-Award Winning Builder

With numerous industry accolades to our name, Simonds is proud to be recognised as a leader in the Australian home-building industry. Our commitment to excellence has earned us awards for design, innovation, and customer satisfaction. With an impressive range of floorplan and facade options, each home is thoughtfully considered for modern homeowners.

Lifetime Structural Guarantee ^[3]

We stand by the quality of our work. That's why every Simonds home comes with a Lifetime Structural Guarantee^[3], providing you with the security and confidence that your new investment is built to last.

Guaranteed Site Starts ^[2]





We value your time, which is why we promise Guaranteed Site Starts. This means we commit to beginning construction on your new home as scheduled, so you can move forward with confidence.

75 Years of Building Quality Homes

For 75 years, Simonds has been at the forefront of homebuilding in Australia, delivering quality homes that families love. Our experience and dedication to craftsmanship and exceptional service have made us a trusted name in the industry.



Floorplans

Min Lot Width	Min Lot Depth	Design				
8.5	21	<u>Cowan 13</u>	3	1	2	1
	25	<u>Hyde 14</u>	3	1	2	1
	28	<u>Dakota 16</u>	4	1	2	1
10.5	21	<u>Embley 15</u>	3	1	2	2
	25	<u>Arklay 17</u>	4	1	2	2
	28	<u>Barton 19</u>	4	1	2	2
	30	<u>Quinton 19</u>	4	1	2	2
12.5	21	<u>Varcoe 17</u>	4	1	2	2
	25	<u>Elliot 18</u>	4	1	2	2
	25	<u>Tucker 19</u>	4	1	2	2
	25	<u>Glenister 19</u>	4	1	2	2
	28	<u>Canning 22</u>	4	1	2	2
14	21	<u>Bailiff 19</u>	4	1	2	2
	25	<u>Dunstone 22</u>	4	2	2	2
	28	<u>Dougherty 25</u>	4	2	2	2
	28	<u>Eales 24</u>	4	4	2	2
16	16	<u>Barrett 16</u>	3	1	2	1
	16	<u>Mullane 17</u>	3	1	2	2
	25	<u>Nicolson 25</u>	4	2	2	2
	28	<u>Stapleton 28</u>	4	3	2	2

All floorplans are for illustrative purposes only and may not represent the final product. Final design may differ to meet developer, NCC and other compliance requirements. Specifications and room sizes may differ based on selected facade.

Cowan 13

3 1 2 1

Plan Size^(WxL) Minimum Lot Size^(WxL)
8.50m x 16.43m 8.5m x 21m

Room Sizes

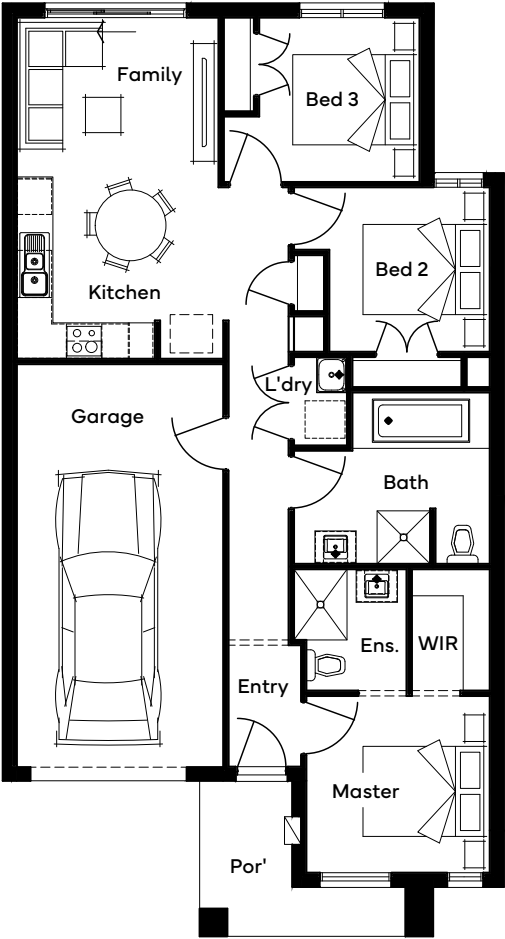
Master Bedroom	3000 x 3110
Bedroom 2	2790 x 2720
Bedroom 3	2790 x 2720
Family	2710 x 3420
Kitchen	3080 x 3500
Garage	6840 x 3500

Specifications

Ground Floor	88.71m ²	9.55sq
Porch	6.15m ²	0.66sq
Garage	26.44m ²	2.85sq
Total	121.30m ²	13.06sq

Structural Options

+ 3.6m Setback



Standard floorplan with Murrell facade shown



Hyde 14

3 1 2 1

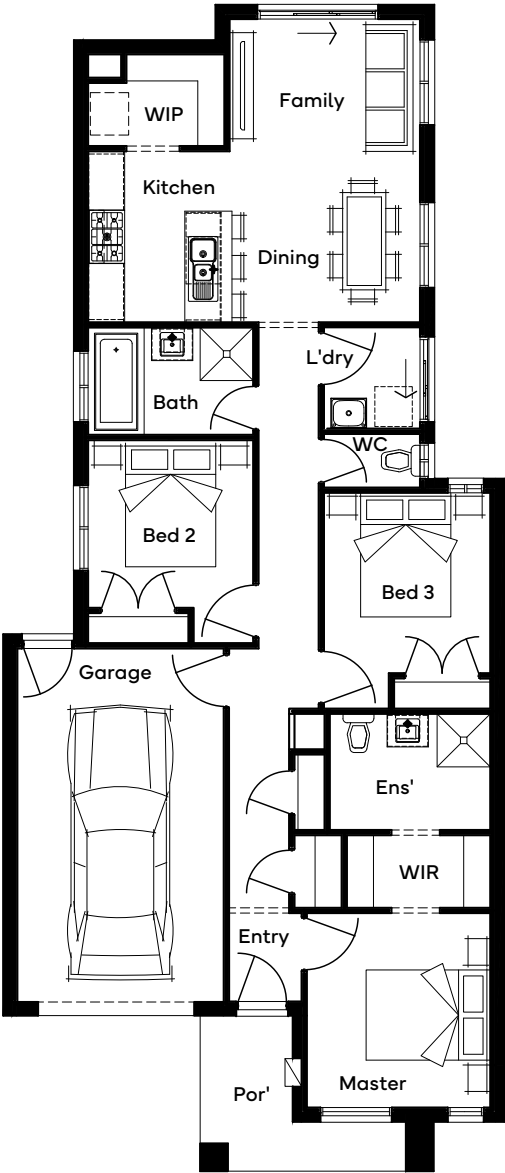
Plan Size^(WxL) Minimum Lot Size^(WxL)
8.50m x 19.79m 8.5m x 25m

Room Sizes

Master Bedroom	3300 x 3110
Bedroom 2	2845 x 2800
Bedroom 3	3060 x 2820
Family	2645 x 3230
Dining	2500 x 3190
Kitchen	2900 x 2440
Garage	6000 x 3500

Specifications

Ground Floor	104.83m ²	11.28sq
Porch	6.15m ²	0.66sq
Garage	23.59m ²	2.54sq
Total	134.57m ²	14.49sq



Standard floorplan with Murrell facade shown

Dakota 16

4 1 2 1

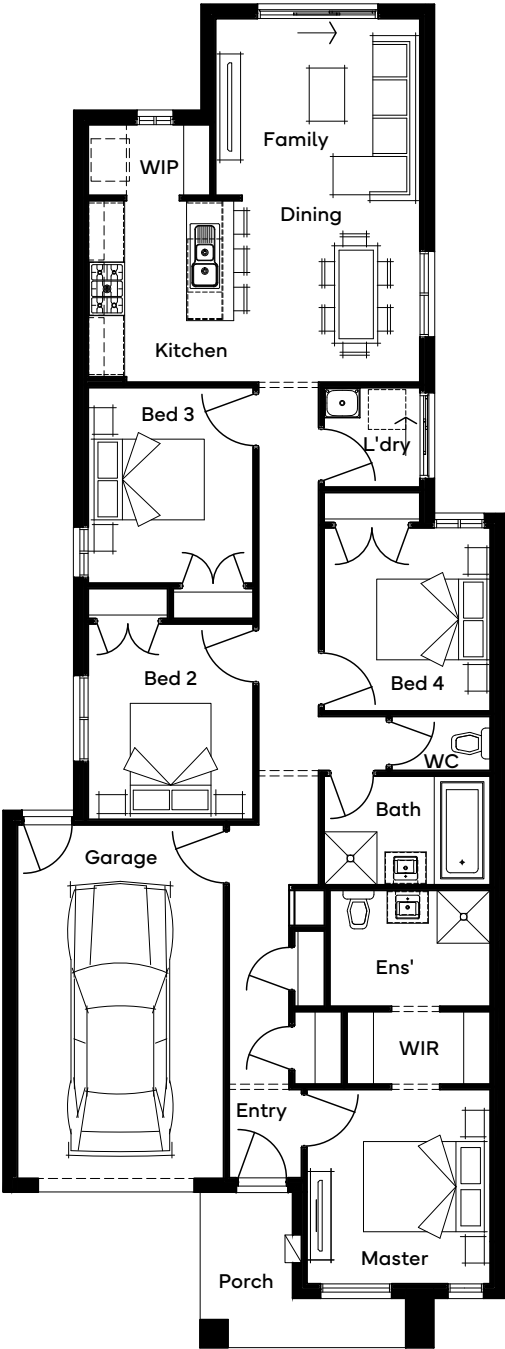
Plan Size^(WxL) Minimum Lot Size^(WxL)
8.50m x 22.79m 8.5m x 28m

Room Sizes

Master Bedroom	3000 x 3110
Bedroom 2	3320 x 2800
Bedroom 3	3320 x 2800
Bedroom 4	3110 x 2820
Family	3090 x 3470
Dining	3080 x 3160
Kitchen	3080 x 2470
Garage	6000 x 3500

Specifications

Ground Floor	123.56m ²	13.30sq
Porch	6.15m ²	0.66sq
Garage	23.59m ²	2.54sq
Total	153.30m ²	16.50sq



Standard floorplan with Murrell facade shown



Embley 15

3 1 2 2

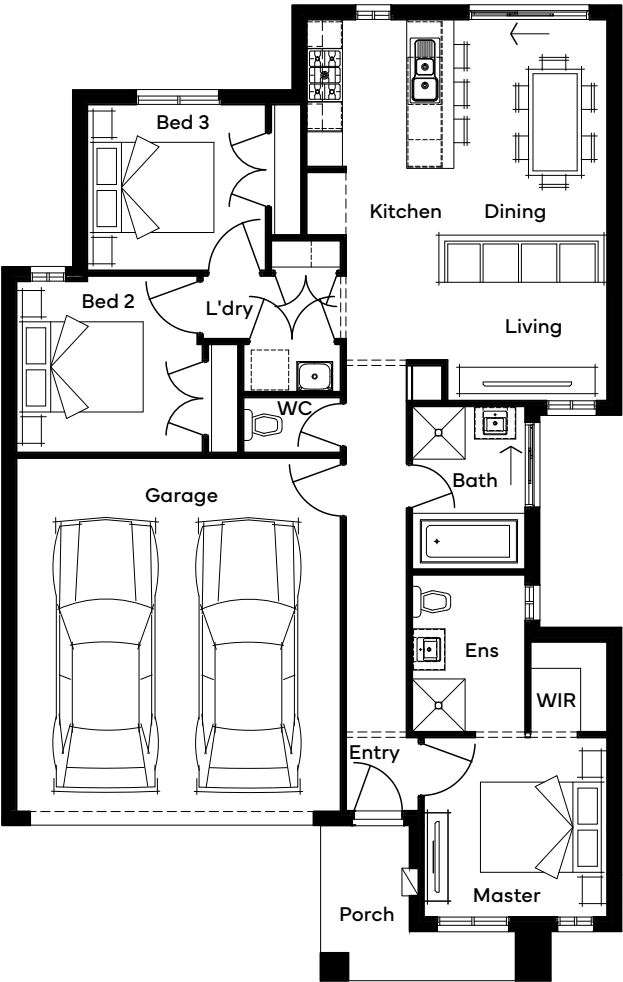
Plan Size^(WxL) Minimum Lot Size^(WxL)
10.50m x 16.55m 10.5m x 21m

Room Sizes

Master Bedroom	3050 x 3110
Bedroom 2	2910 x 3160
Bedroom 3	2820 x 3030
Living	2810 x 3400
Dining	3660 x 2600
Kitchen	3660 x 2500
Garage	6000 x 5500

Specifications

Ground Floor	101.05m ²	10.88sq
Porch	5.99m ²	0.64sq
Garage	35.76m ²	3.85sq
Total	142.80m ²	15.37sq



Standard floorplan with Murrell facade shown

Arklay 17

4 1 2 2

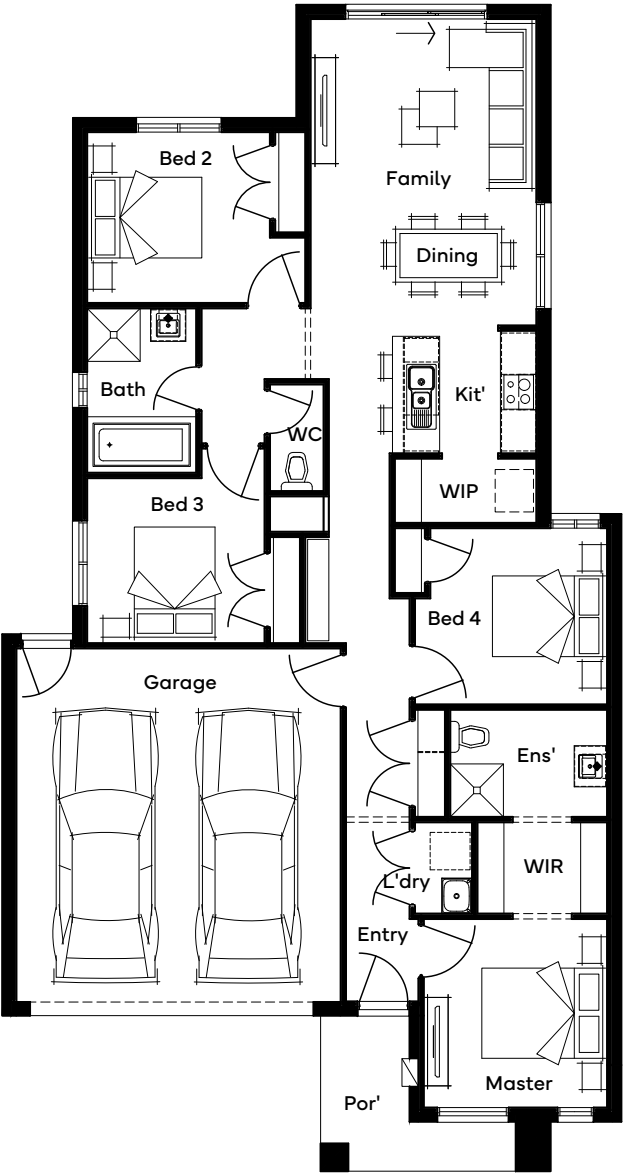
Plan Size^(WxL) Minimum Lot Size^(WxL)
10.50m x 19.79m 10.5m x 25m

Room Sizes

Master Bedroom	3200 x 3110
Bedroom 2	2900 x 3100
Bedroom 3	2800 x 3010
Bedroom 4	2990 x 3000
Family	3100 x 3830
Dining	2100 x 3830
Kitchen	2170 x 2490
Garage	6840 x 3500

Specifications

Ground Floor	120.03m ²	12.92sq
Porch	5.99m ²	0.64sq
Garage	36.05m ²	3.88sq
Total	162.07m ²	17.45sq



Standard floorplan with Murrell facade shown



Barton 19

4 1 2 2

Plan Size^(WxL) Minimum Lot Size^(WxL)
10.50m x 22.67m 10.5m x 28m

Room Sizes

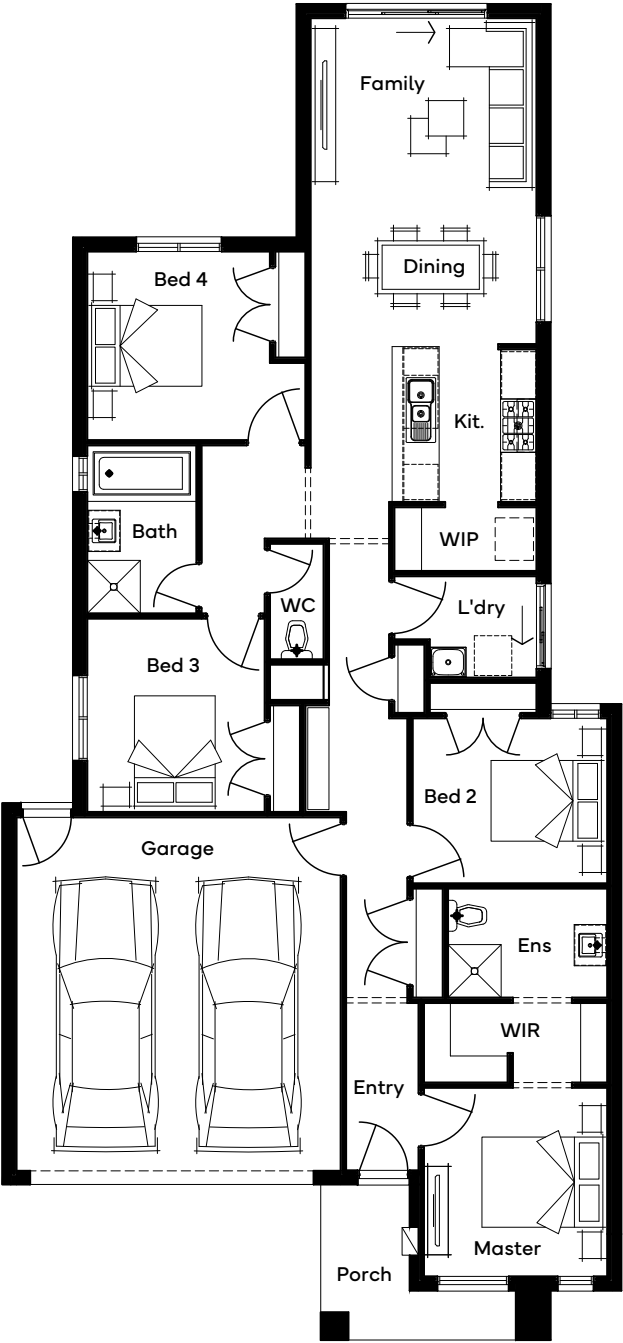
Master Bedroom	3200 x 3110
Bedroom 2	2900 x 3100
Bedroom 3	2800 x 3010
Bedroom 4	2990 x 3000
Family	3100 x 3830
Dining	2100 x 3830
Kitchen	2170 x 2490
Garage	6840 x 3500

Specifications

Ground Floor	135.19m ²	14.55sq
Porch	5.99m ²	0.64sq
Garage	36.05m ²	3.88sq
Total	177.23m ²	19.08sq

Structural Options

+ All Orientations Compliance



Standard floorplan with Murrell facade shown

Quinton 19

4 1 2 2

Plan Size^(WxL) Minimum Lot Size^(WxL)
9.31m x 23.39m 10.5m x 25m

Room Sizes

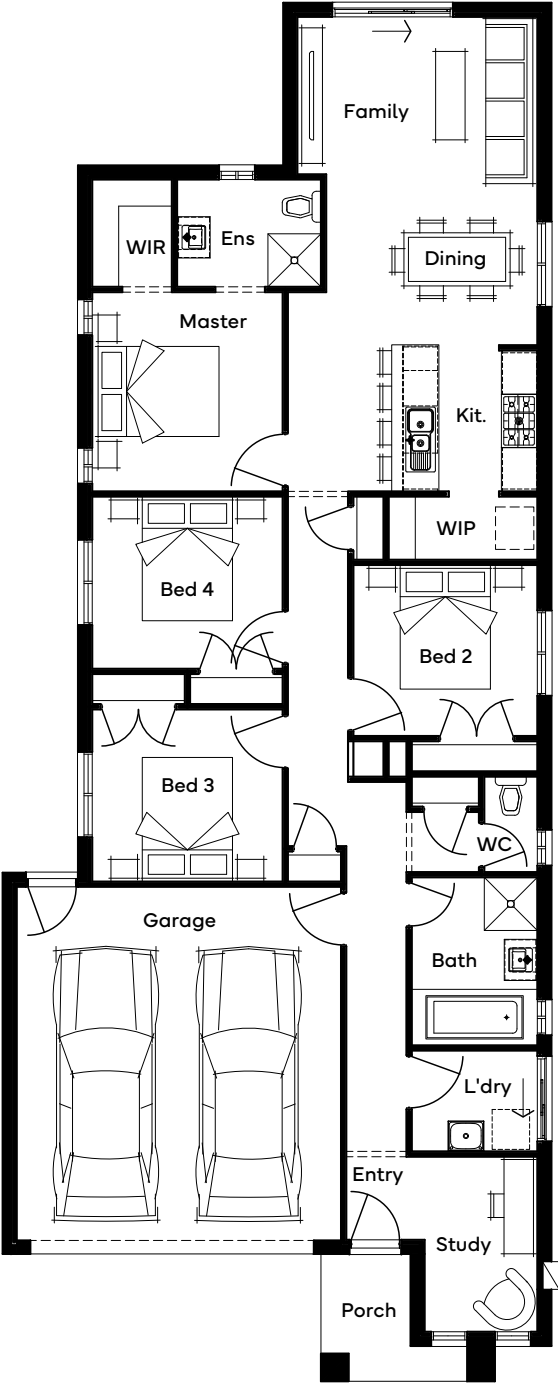
Master Bedroom	3380 x 3230
Bedroom 2	2900 x 3120
Bedroom 3	2920 x 5500
Bedroom 4	2920 x 3230
Family	3070 x 4070
Dining	2500 x 3580
Kitchen	2480 x 3210
Study	2970 x 1910
Garage	6840 x 3500

Specifications

Ground Floor	146.42m ²	15.76sq
Porch	4.14m ²	0.45sq
Garage	36.07m ²	3.88sq
Total	186.63m ²	20.09sq

Structural Options

+ Rumpus



Standard floorplan with Murrell facade shown



Varcoe 17

4 1 2 2

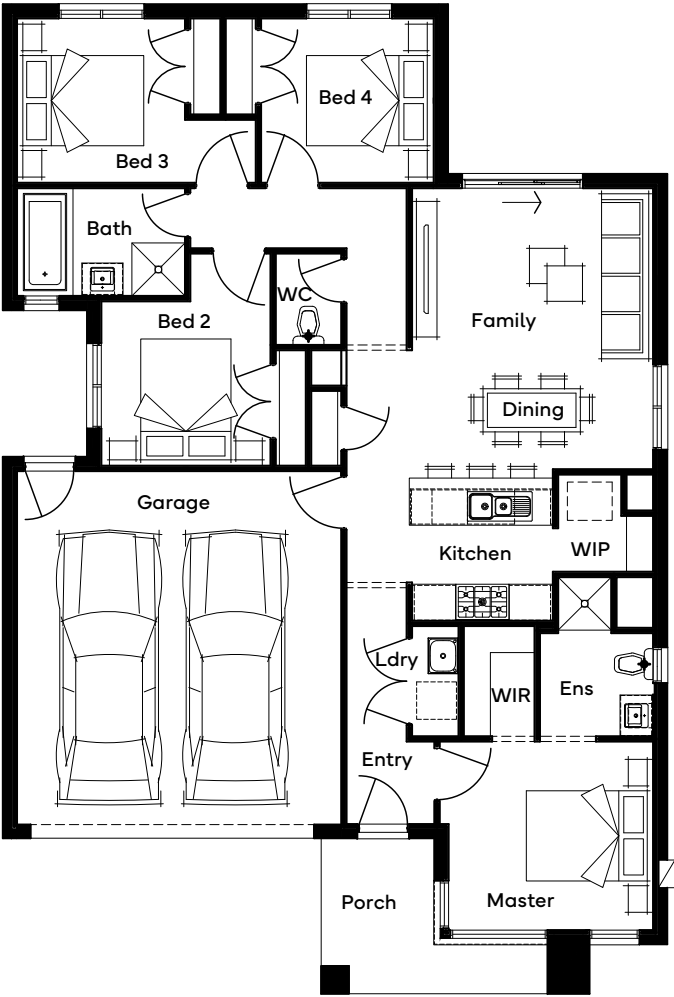
Plan Size^(WxL) Minimum Lot Size^(WxL)
11.27m x 16.79m 12.5m x 21m

Room Sizes

Master Bedroom	3200 x 3470
Bedroom 2	2790 x 2870
Bedroom 3	2790 x 2850
Bedroom 4	2790 x 2930
Family	2770 x 4090
Dining	2000 x 4090
Kitchen	2570 x 2390
Garage	6840 x 3500

Specifications

Ground Floor	116.20m ²	12.51sq
Porch	7.28m ²	0.78sq
Garage	36.10m ²	3.89sq
Total	159.58m ²	17.18sq



Standard floorplan with Murrell facade shown

Elliot 18

 4
  1
  2
  2

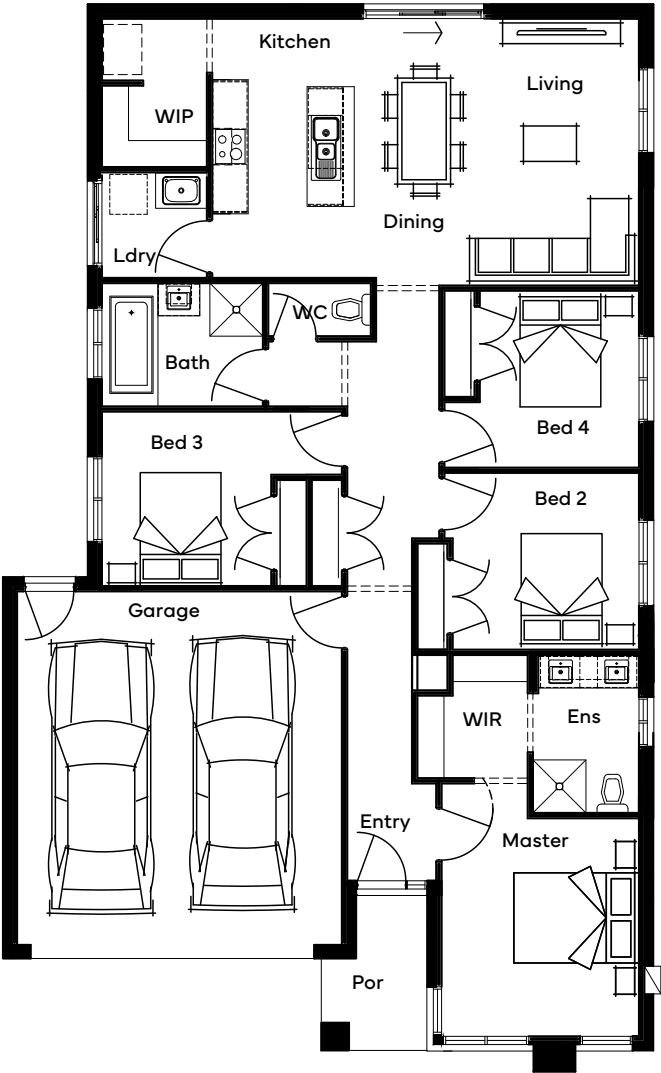
Plan Size^(WxL)
 9.59m x 17.75m
 Minimum Lot Size^(WxL)
 12.5m x 25m

Room Sizes

Master Bedroom	3770 x 3350
Bedroom 2	3160 x 3000
Bedroom 3	3000 x 2700
Bedroom 4	3000 x 2700
Living	3780 x 3500
Dining	3000 x 3500
Kitchen	4460 x 2550
Garage	6000 x 5510

Specifications

Ground Floor	133.07m ²	14.32sq
Porch	36.42m ²	3.92sq
Garage	4.11m ²	0.44sq
Total	173.60m ²	18.69sq



Standard floorplan with Murrell facade shown



Tucker 19

4 1 2 2

Plan Size^(WxL) 11.27m x 17.99m Minimum Lot Size^(WxL) 12.5m x 25m

Room Sizes

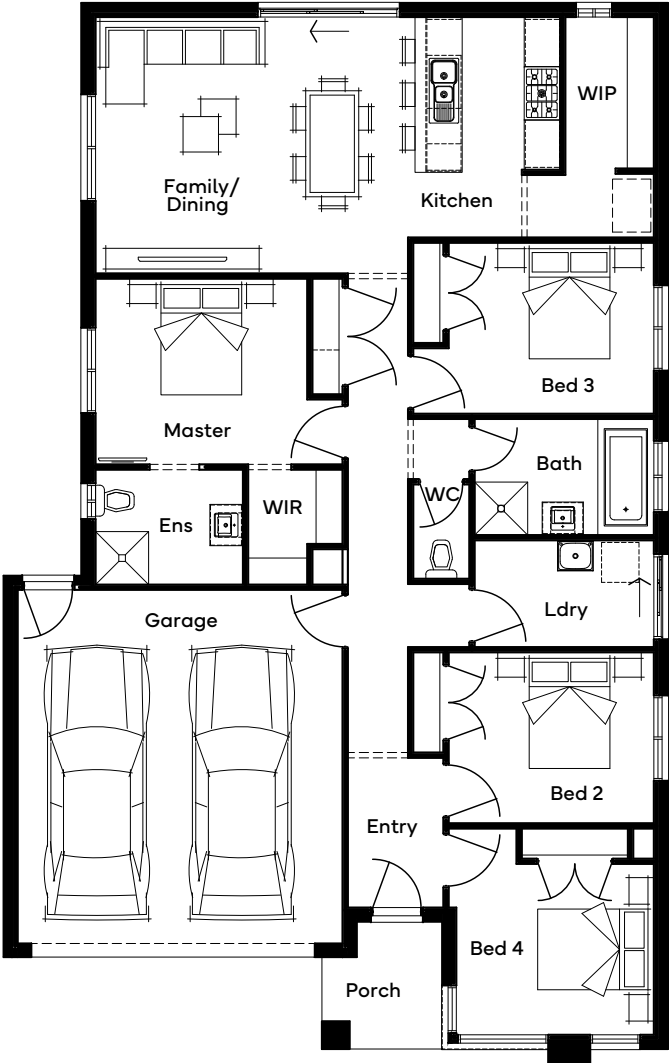
Master Bedroom	3150 x 3590
Bedroom 2	2900 x 3480
Bedroom 3	2900 x 3480
Bedroom 4	2900 x 3350
Family/Dining	4350 x 5420
Kitchen	3740 x 2460
Garage	6000 x 5510

Specifications

Ground Floor	138.62m ²	14.92sq
Porch	4.05m ²	0.44sq
Garage	36.28m ²	3.91sq
Total	178.95m ²	19.26sq

Structural Options

+ Butler's



Standard floorplan with Murrell facade shown

Glenister 19

*Ensuites to all bedrooms

4 1 4 2

Plan Size^(WxL)
11.27m x 18.35m

Minimum Lot Size^(WxL)
12.5m x 25m

Room Sizes

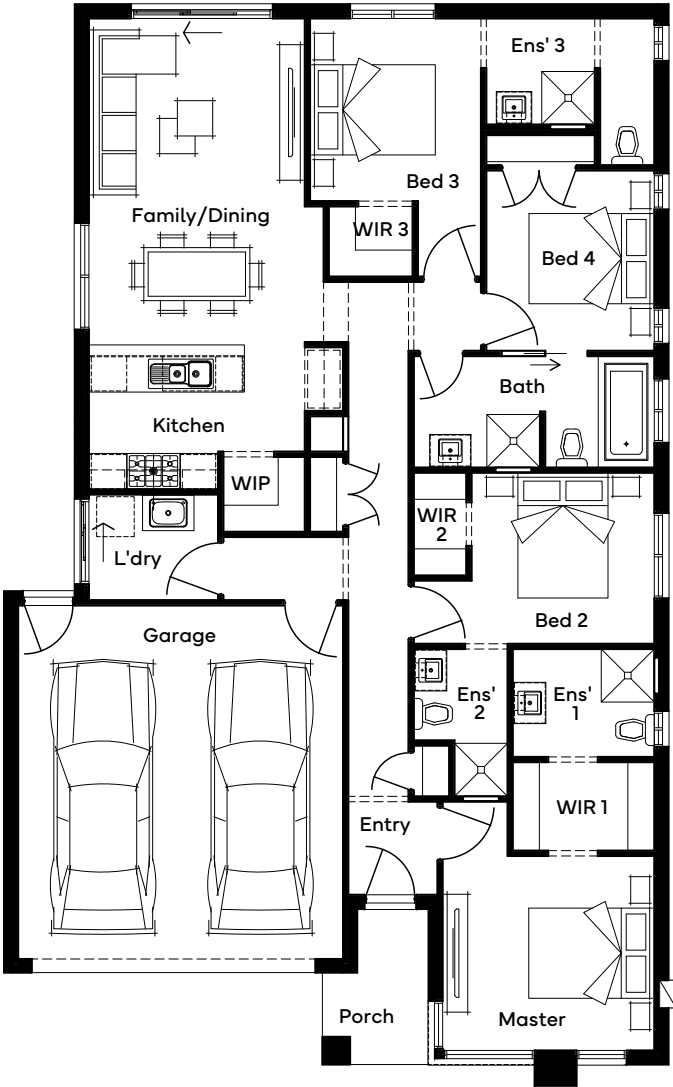
Master Bedroom	3300 x 3590
Bedroom 2	2900 x 3100
Bedroom 3	2900 x 3100
Bedroom 4	3150 x 2850
Family/Dining	5540 x 3660
Kitchen	2450 x 3660
Garage	6000 x 5510

Specifications

Ground Floor	142.14m ²	15.30sq
Porch	4.11m ²	0.44sq
Garage	36.37m ²	3.91sq
Total	182.62m ²	19.66sq

Structural Options

+ Butler's



Standard floorplan with Murrell facade shown



Canning 22

4 1 2 2

Plan Size^(WxL) Minimum Lot Size^(WxL)
11.03m x 20.99m 12.5m x 28m

Room Sizes

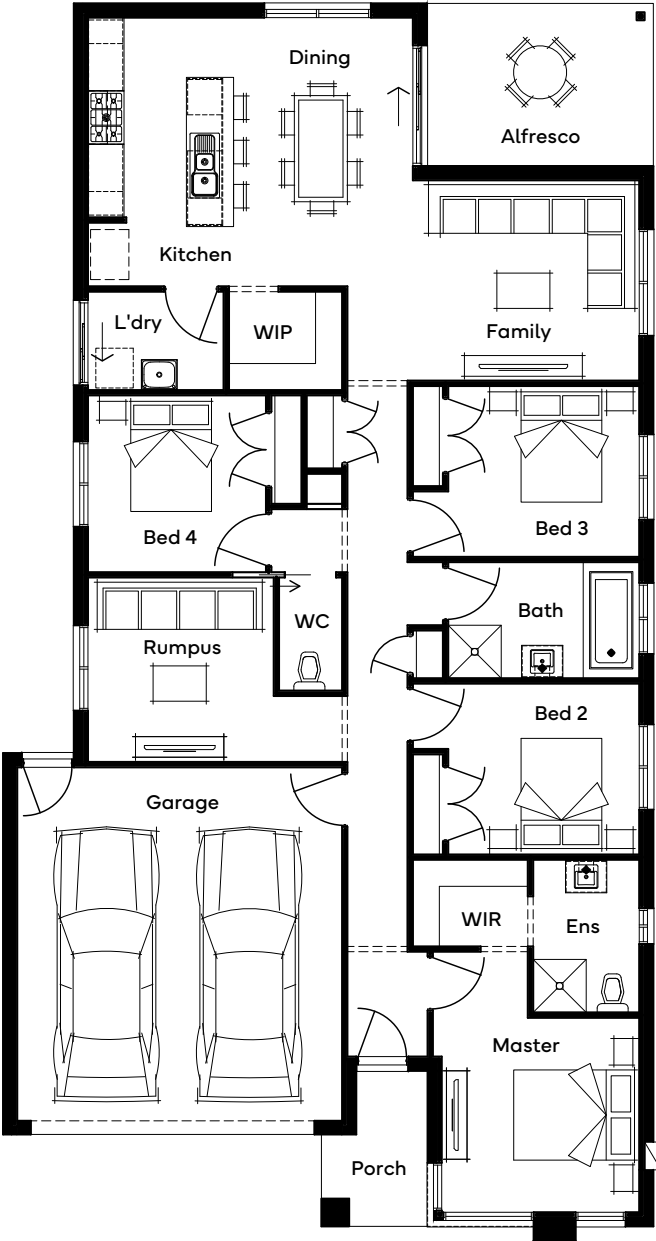
Master Bedroom	3300 x 3350
Bedroom 2	2900 x 3240
Bedroom 3	2900 x 3240
Bedroom 4	3000 x 3020
Family	3400 x 3840
Dining	4560 x 3040
Kitchen	4560 x 2470
Rumpus	3130 x 3150
Alfresco	2760 x 3840
Garage	6000 x 5510

Specifications

Ground Floor	154.27m ²	16.61sq
Porch	4.11m ²	0.44sq
Garage	36.37m ²	3.91sq
Alfresco	10.60m ²	1.14sq
Total	205.35m ²	22.10sq





Structural Options

+ Butler's



Standard floorplan with Murrell facade shown

Bailiff 19

 4
  1
  2
  2

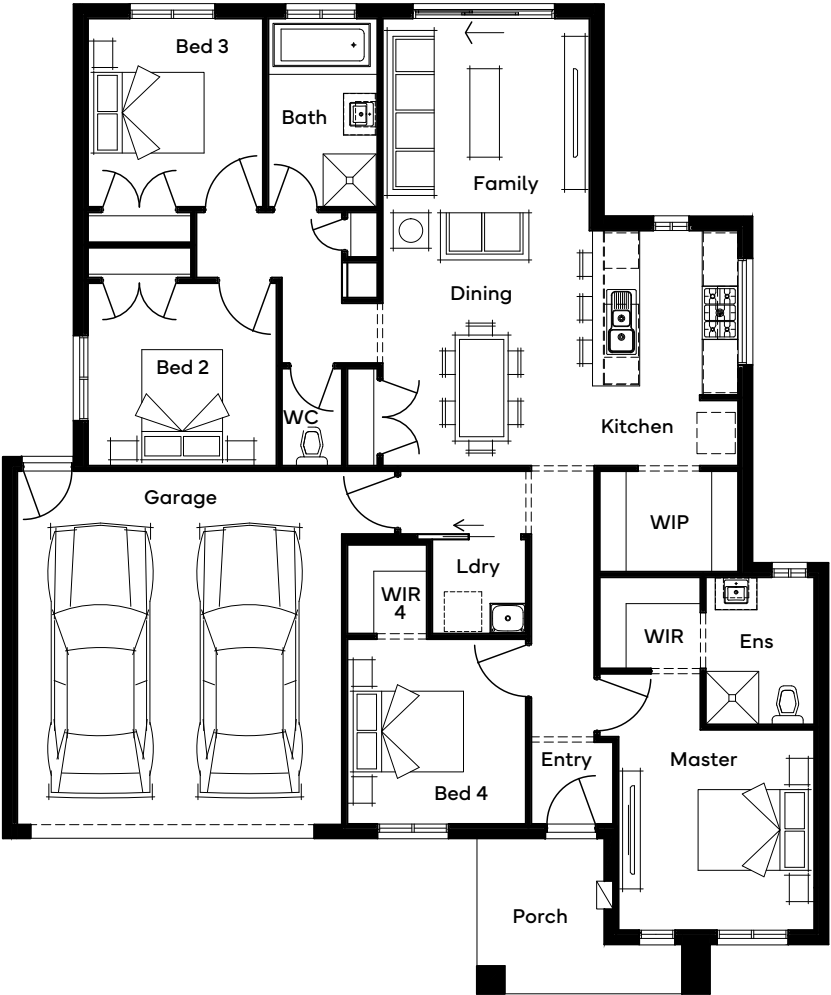
Plan Size^(WxL)
14m x 16.79m
 Minimum Lot Size^(WxL)
14m x 21m

Room Sizes

Master Bedroom	3400 x 3320
Bedroom 2	3100 x 3200
Bedroom 3	3200 x 2970
Bedroom 4	3140 x 3030
Family	4830 x 3510
Dining	2760 x 3560
Kitchen	3990 x 2470
Garage	6000 x 5510

Specifications

Ground Floor	137.35m ²	14.78sq
Porch	7.21m ²	0.78sq
Garage	37.07m ²	3.99sq
Total	181.63m ²	19.55sq



Standard floorplan with Murrell facade shown



Dunstone 22

4 2 2 2

Plan Size^(WxL) Minimum Lot Size^(WxL)
12.59m x 17.99m 14m x 25m

Room Sizes

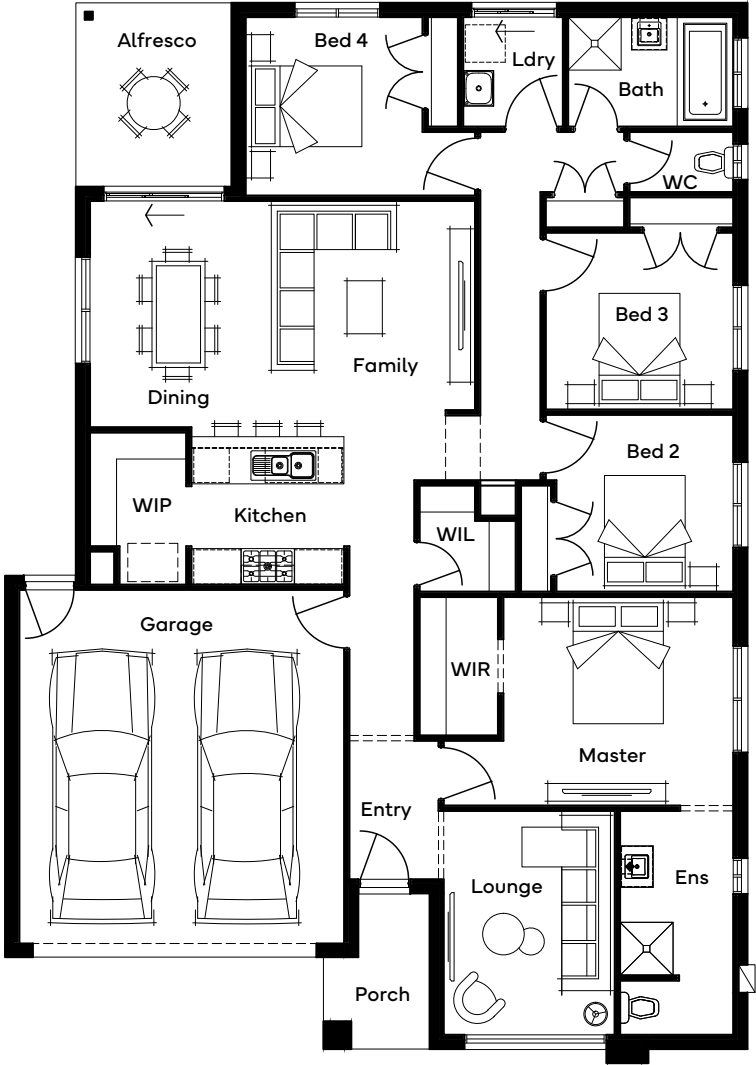
Master Bedroom	3540 x 3900
Bedroom 2	3000 x 3000
Bedroom 3	3000 x 3180
Bedroom 4	3030 x 3000
Family	4000 x 3530
Dining	3840 x 3000
Kitchen	2670 x 2680
Lounge	3800 x 2900
Alfresco	3120 x 2640
Garage	6840 x 3500

Specifications

Ground Floor	154.83m ²	16.67sq
Porch	4.11m ²	0.44sq
Garage	36.37m ²	3.91sq
Alfresco	8.24m ²	0.89sq
Total	203.55m ²	21.91sq

Structural Options

+ Butler's



Standard floorplan with Murrell facade shown

Dougherty 25

4 2 2 2

Plan Size^(WxL) 12.71m x 20.27m Minimum Lot Size^(WxL) 14m x 28m

Room Sizes

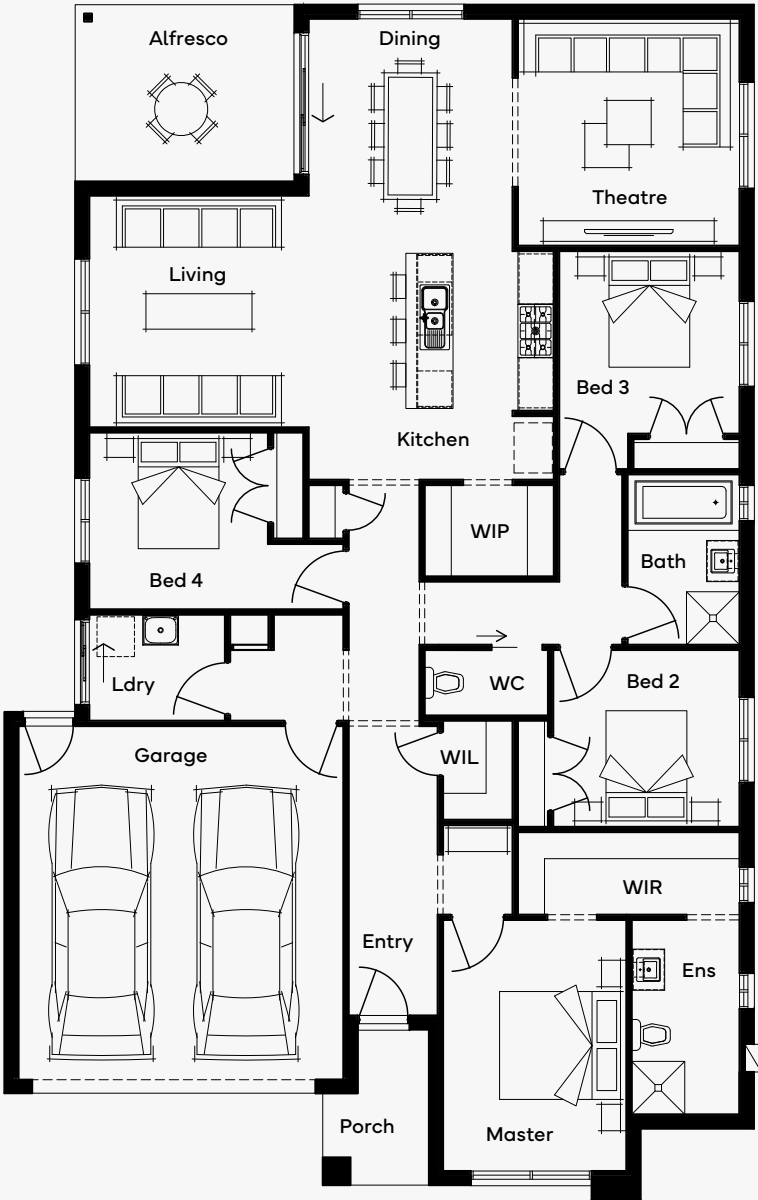
Master Bedroom	4260 x 3110
Bedroom 2	3000 x 3160
Bedroom 3	3100 x 3060
Bedroom 4	3000 x 3030
Living	3930 x 3720
Dining	3940 x 3460
Kitchen	3880 x 4160
Theatre	3850 x 3760
Alfresco	3000 x 3720
Garage	6000 x 5510

Specifications

Ground Floor	178.47m ²	19.21sq
Porch	4.11m ²	0.44sq
Garage	36.37m ²	3.91sq
Alfresco	11.16m ²	1.20sq
Total	230.11m ²	24.77sq

Structural Options

- + Butler's
- + Powder



Standard floorplan with Murrell facade shown



Eales 24

4 3 2 2

Plan Size^(WxL) Minimum Lot Size^(WxL)
12.59m x 20.15m 14m x 28m

Room Sizes

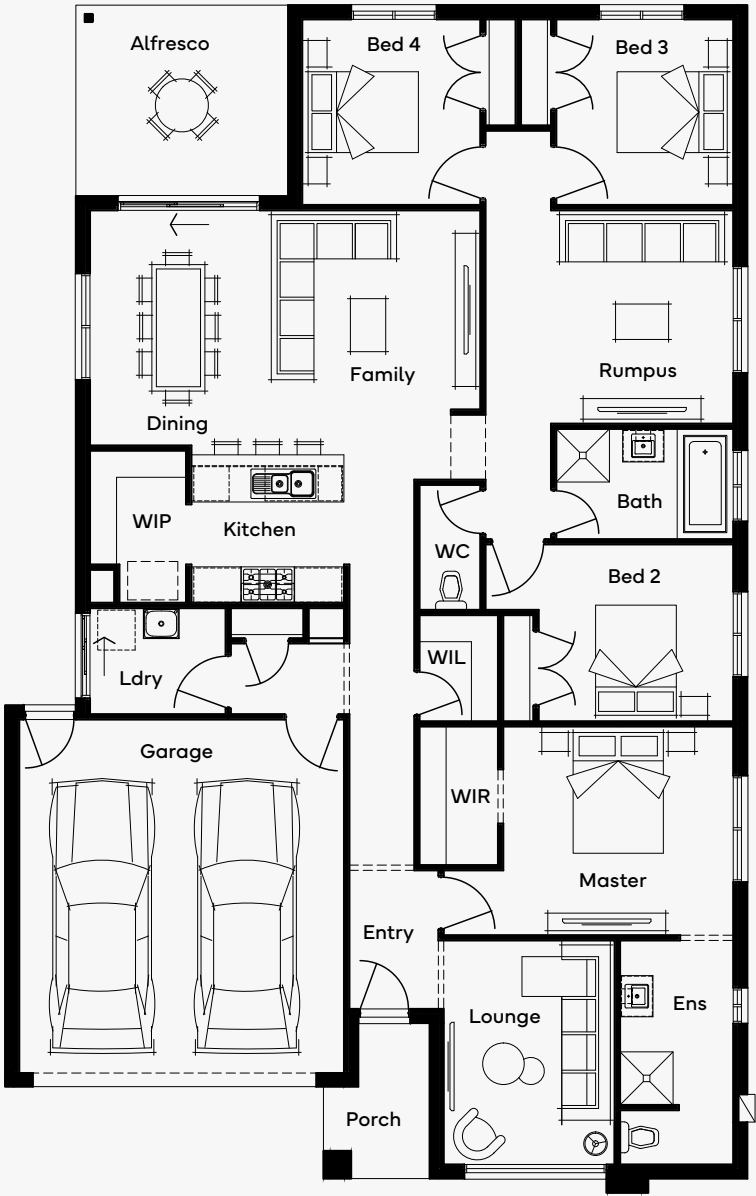
Master Bedroom	3540 x 3900
Bedroom 2	3000 x 3300
Bedroom 3	3150 x 3000
Bedroom 4	3150 x 3000
Family	4150 x 3530
Dining	3990 x 3000
Kitchen	2670 x 2680
Lounge	3800 x 2900
Rumpus	3620 x 3090
Alfresco	3240 x 3600
Garage	6000 x 5510

Specifications

Ground Floor	176.01m ²	18.95sq
Porch	4.11m ²	0.44sq
Garage	36.37m ²	3.91sq
Alfresco	11.66m ²	1.26sq
Total	228.15m ²	24.56sq





Structural Options

+ Butler's



Standard floorplan with Murrell facade shown

Barrett 16

 3
  1
  2
  1

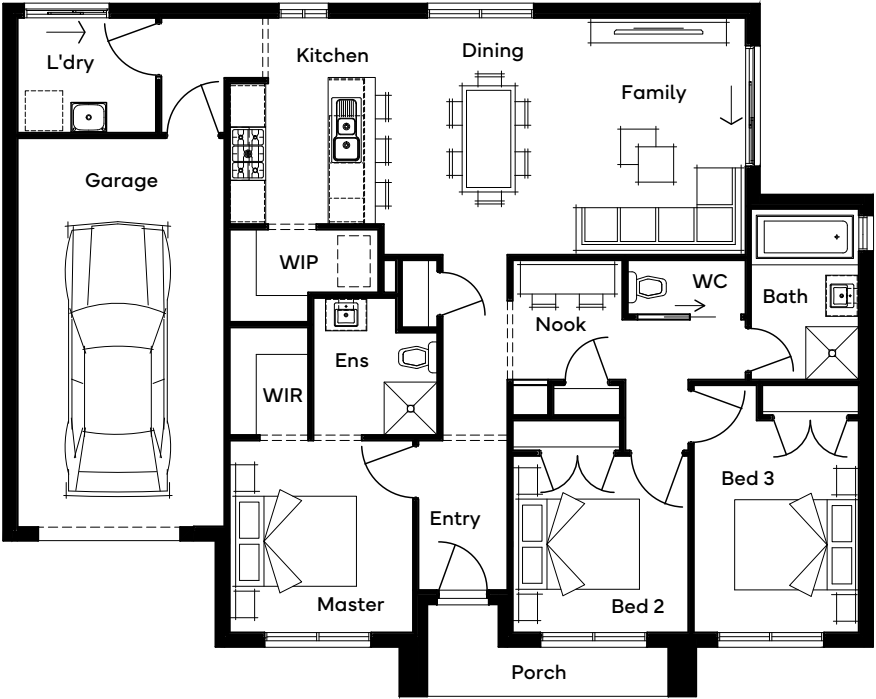
Plan Size^(WxL)
 14.75m x 11.75m
 Minimum Lot Size^(WxL)
 16m x 16m

Room Sizes

Master Bedroom	3260 x 3110
Bedroom 2	3000 x 2980
Bedroom 3	3600 x 2800
Family	4020 x 3500
Dining	4020 x 2780
Kitchen	3500 x 2470
Garage	6000 x 3510

Specifications

Ground Floor	121.74m ²	13.10sq
Porch	5.10m ²	0.55sq
Garage	25.61m ²	2.76sq
Total	152.45m ²	16.41sq



Standard floorplan with Murrell facade shown



Mullane 17

4 1 2 2

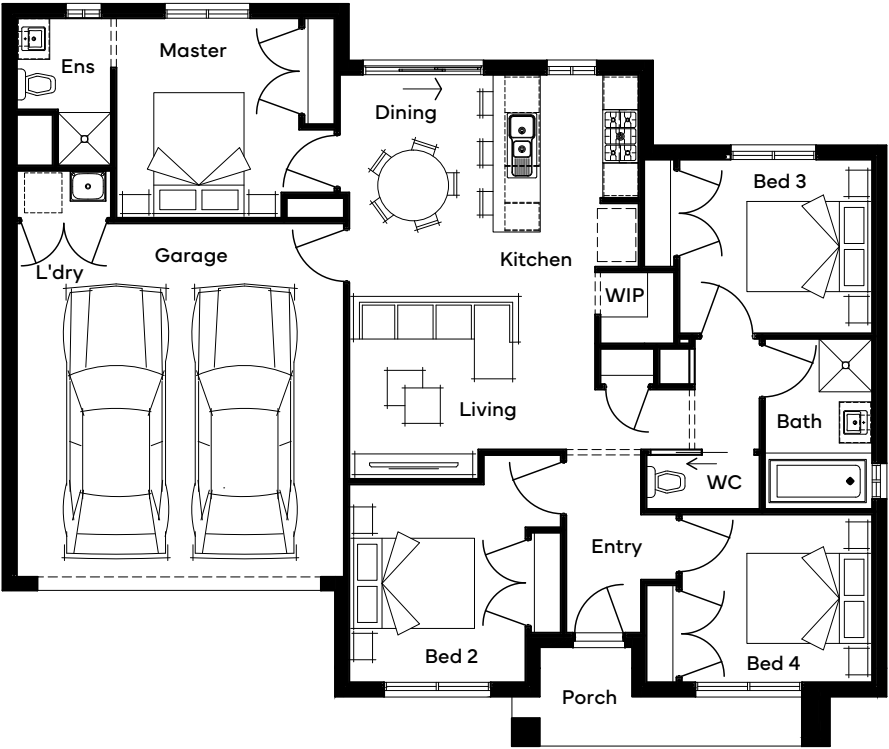
Plan Size^(WxL) Minimum Lot Size^(WxL)
12.59m x 14.99m 16m x 16m

Room Sizes

Master Bedroom	3390 x 2980
Bedroom 2	3000 x 3110
Bedroom 3	3000 x 3150
Bedroom 4	3000 x 3150
Family	3280 x 4400
Dining	2870 x 4400
Kitchen	3940 x 2770
Rumpus	3390 x 3500
Study	1650 x 3240
Garage	6000 x 5510

Specifications

Ground Floor	114.17m ²	12.29sq
Porch	5.85m ²	0.63sq
Garage	36.04m ²	3.88sq
Total	156.06m ²	16.80sq



Standard floorplan with Murrell facade shown

Nicolson 25

4 2 2 2

Plan Size^(WxL)
14.51m x 17.99m

Minimum Lot Size^(WxL)
16m x 25m

Room Sizes

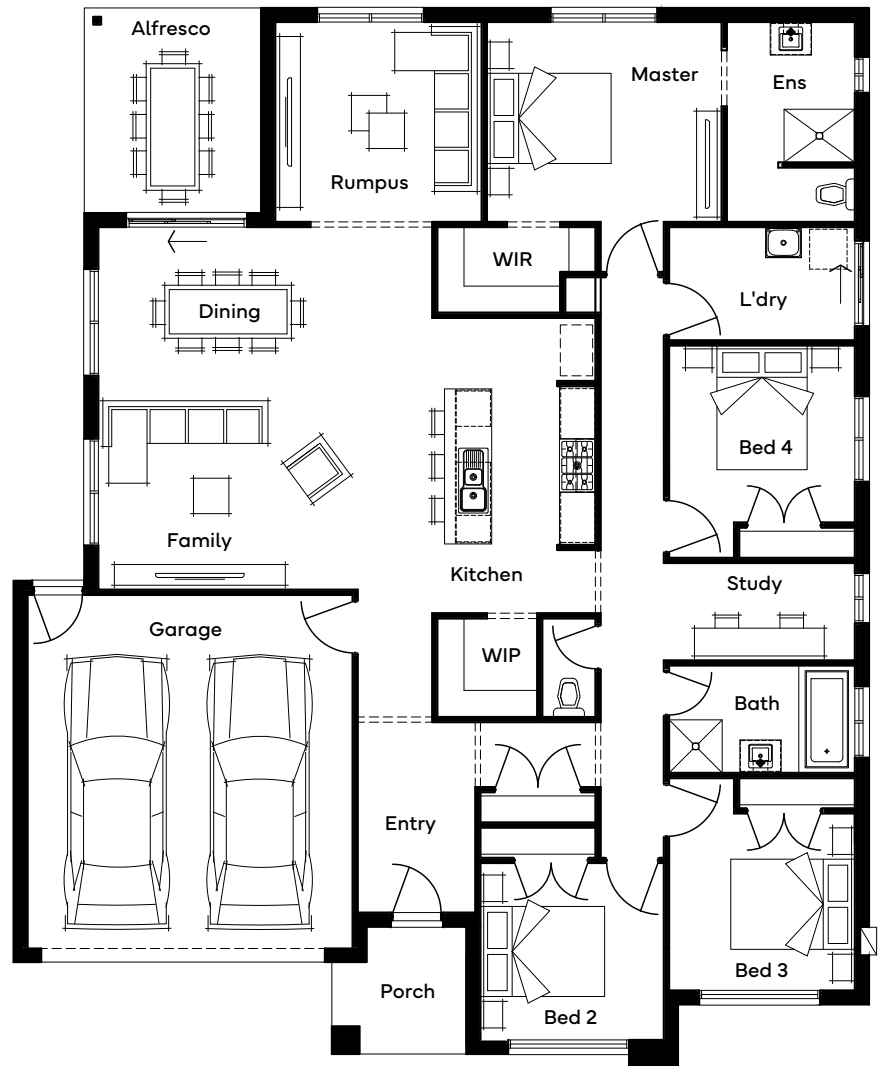
Master Bedroom	3390 x 2980
Bedroom 2	3000 x 3110
Bedroom 3	3000 x 3150
Bedroom 4	3000 x 3150
Family	3280 x 4400
Dining	2870 x 4400
Kitchen	3940 x 2770
Rumpus	3390 x 3500
Study	1650 x 3240
Garage	6000 x 5510

Specifications

Ground Floor	183.68m ²	19.77sq
Porch	4.57m ²	0.49sq
Garage	36.35m ²	3.90sq
Alfresco	10.44m ²	1.12sq
Total	234.94m ²	25.29sq

Structural Options

+ Butler's Pantry



Standard floorplan with Murrell facade shown



Stapleton 28

4 3 2 2

Plan Size^(WxL) Minimum Lot Size^(WxL)
14.51m x 20.27m 16m x 28m

Room Sizes

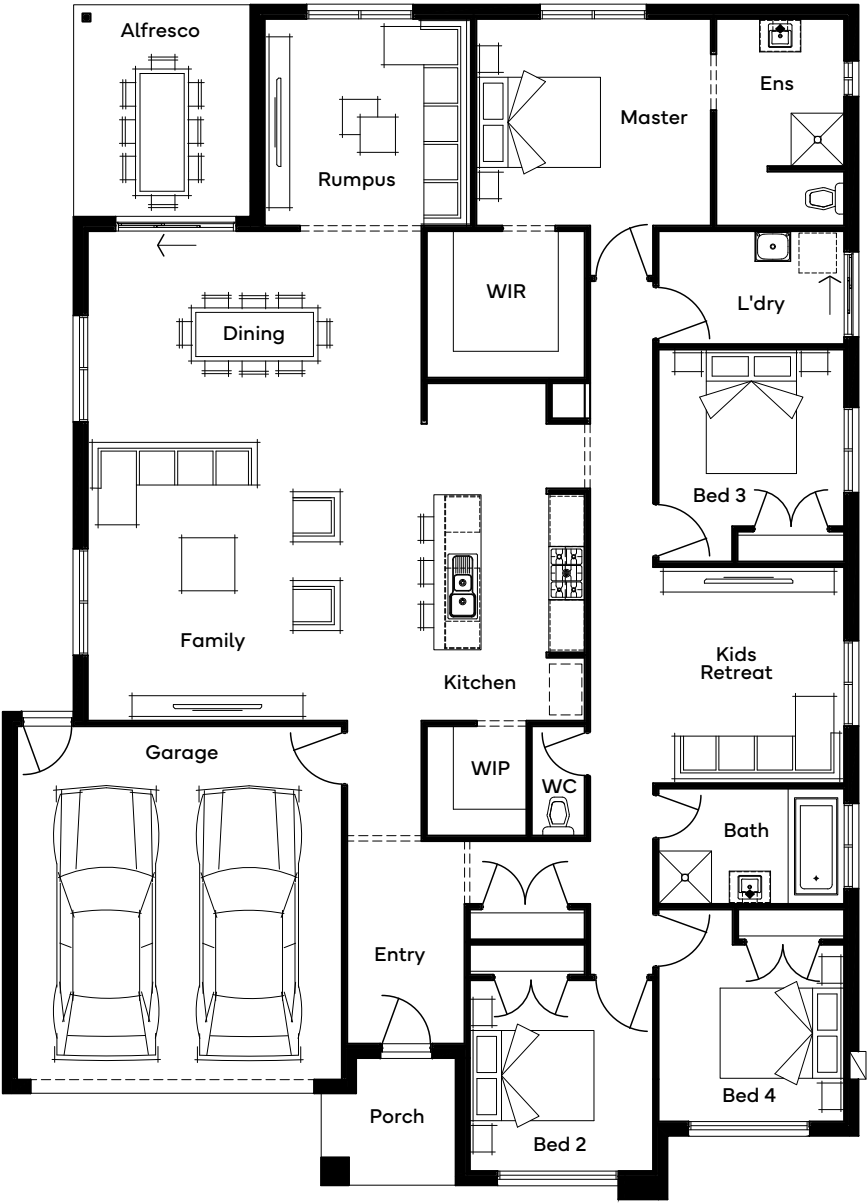
Master Bedroom	3510 x 3980
Bedroom 2	3240 x 3110
Bedroom 3	3000 x 3150
Bedroom 4	3000 x 3150
Family	4800 x 4400
Dining	3510 x 4400
Kitchen	3940 x 2770
Rumpus	3510 x 3500
Kids Retreat	3670 x 3240
Alfresco	3600 x 3000
Garage	6000 x 5510

Specifications

Ground Floor	213.66m ²	23.00sq
Porch	4.57m ²	0.49sq
Garage	36.25m ²	3.90sq
Alfresco	10.80m ²	1.16sq
Total	265.28m ²	28.56sq

Structural Options

+ Butler's



Standard floorplan with Murrell facade shown

Facades

Facade images are for illustrative purposes only and may not represent the final product as shown. All features such as fencing, landscaping, letterbox, decking, driveway and decorative finishes are not offered by Simonds Homes and additional cost floor plan options, fixtures and fittings may also be shown. Please speak with a Sales Agent for further details.



Murrell

✓ INCLUDED



Allan

✓ INCLUDED



Bates

✓ INCLUDED



Lonergan

✓ INCLUDED



Earnshaw

✓ INCLUDED



Bourke

+ UPGRADE



Hansen

+ UPGRADE



Peake

+ UPGRADE

Included External Palettes

Facade images are for illustrative purposes only and may not represent the final product as shown. Please speak to a Sales Agent t for specification details & more information.





Included Internal Palettes

Interior images are for illustrative purposes only and may not represent the final product as shown. Please speak to a Sales Agent for specification details & more information.





Quality Inclusions

NCC 2022 Requirements

- One step free shower recess.
- Single entry point with step free (less than 5mm) threshold between house and garage. Sites requiring a step down to the garage will incur additional cost.
- Noggins to wet areas for future grab rail installation.
- 7-star energy compliance.
- Includes up to 3kW (single storey) or 5kW (double storey) Photovoltaic panels with inverter to meet whole of home requirements.

Kitchen

- Technika 900mm stainless steel upright cooker (design specific)
- Technika 900mm stainless steel canopy rangehood
- Technika Bellissimo freestanding stainless steel dishwasher
- Clark 1¼ bowl stainless steel sink. Includes two basket wastes.
- 20mm Caesarstone arris edge benchtop in Builders range of colours. Benchtop into window subject to kitchen design.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Ceramic tiles to splashback (subject to kitchen design).
- Alder solid brass mixer tap in chrome finish.
- Overhead cabinetry to suit 900mm appliances
- Overhead cabinetry to Fridge Space (with bulkhead)

Bathroom & Ensuite

- 20mm Caesarstone arris edge benchtop (in Builders range of colours) to fully lined cabinetry with Laminex melamine square edge doors & panels.
- 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.
- Decina acrylic bath set in a tiled podium.
- Semi framed 1870mm high 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.
- Alder single towel rail and toilet roll holder in chrome finish.
- Externally ducted exhaust fans including self-sealing air flow draft stoppers
- Tiled Niches to Bathroom & Ensuite (610mm x 410mm)

Laundry

- Up to 800mm laundry cabinet with 33mm laminate benchtop, 45ltr stainless steel trough and veggie spray tap (space permitting).
- Ceramic wall tiles to laundry, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry cabinetry

Floor Coverings

- Category 2 carpet to Bedrooms
- Laminated timbergrain flooring to remainder of house (Excluding wet areas and Bedrooms)
- Ceramic 450mm x 450mm floor tiles to Wet Areas

Windows & External Doors

- Feature entry door in paint-grade finish, with clear glazing.
- Dowell sliding aluminium single glazed windows and doors including keyed locks.
- Double storey designs only, have double glazed windows and sliding doors to all living areas on the ground floor (excludes facade windows).
- 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 alfresco door (if applicable).
- Lovelight Single Roller Blinds throughout (excluding widows with obscure glazing or widows above a benchtop or staircase).

Garage

- COLORBOND® motorised sectional garage door, including 2 remote control units & 1 wall unit

Insulation

- R5.0 Glasswool batts to ceiling of roof space with R2.5 to perimeter (excludes garage ceiling space).
- Bradford R2.5 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

Ceilings

- 2590mm nominal internal ceiling height, measured overall to frame plates
- Double storey designs, 2590mm high internal ceilings to ground floor, 2440mm to the first floor.

External

- Austral builders range bricks to dwelling and garage as per included colour palette.
- Brickwork Over side and rear windows and sliding doors.
- Concrete finish to Alfresco and Porch floor (where applicable).

Landscaping

- Front Landscaping Area: Up to 6m2 Instant turf with 50mm deep top soil, 50mm deep pebbles to either side of driveway, 50mm deep pine mulch to garden bed, jarrah edging, drip irrigation system to garden beds, 1 No. Tree (Max. mature growth height of 2m), 15 No. Plants - Shrubs (150mm Pot), 5 No. Plants - Shrubs (200mm pot size) between fence and driveway.
- Nature Strip Area: Nature strip will be levelled, topsoiled and lawn seed applied.
- Rear Landscaping Area: Up to 40m2 Instant turf with 50mm deep top soil, 50mm deep mulched garden beds, jarrah edging, 6 No. 300mm x 300mm Concrete Pavers, 10 No. Plants - Shrubs (200mm Pot), with drip irrigation system to garden beds.
- Charcoal pillar letter box with chrome house number.
- Ground or wall mounted clothesline.
- Fencing: Provide full share 1800mm high fencing to sides and rear boundaries (note: fence finishes in line with house one side and butts up to the rear of the garage other side). Fencing Type: Timber Paling or Colorbond (estate compliant). Includes wing fence and gate where applicable.
- External Paving: Concrete Perimeter/Path Around Home (reinforced colour through concrete)



Stairs

- Carpeted MDF treads and MDF risers with painted handrail.
- Round black balusters from the standard builders range. Baluster placement is specific to each home design.

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 semi-gloss paint to internal timberwork and doors.
- Haymes flat acrylic to ceilings.
- 75mm cove plaster cornice

Foundations

- Up to Class H1 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required, or additional charges may apply.
- Angle of Repose: Home to be sited a minimum of three metres from easement (If sited closer then additional charges may apply).
- Rock Allowance: Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).
- 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.
- Split System Bedroom (1 No. 2.5kw wall mounted Reverse Cycle Split System Air Conditioner)
- Split System Living (1 No.7kw wall mounted Reverse Cycle Split System Air Conditioner)
- Additional Split System to Second Storey (1No.7kw wall mounted Reverse Cycle Split System Air Conditioner (applicable to double storey homes only). Placement of unit is at builders discretion.

Electrical

- 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.
- One telephone point. TV point to Master Bedroom & Family Room (additional point to Living/Rumpus room if applicable).
- External light point(s) as per standard drawing.
- Digital TV antenna connected to internal TV points.
- LED Downlights to Living Areas and Bedrooms

Services - Connections

- Connections are based on an allotment of up to 650 square metres with a maximum five metre front setback to house.
- Includes connection of water, sewer, telephone conduit and stormwater points within the allotment, connection of single-phase underground power up to 12 metres from pit, 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.
- NBN basic provision including network hub to the garage, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required.
- Two external taps.

Facade

- 450mm eaves to facade and first floor of double storey homes. See standard plans for additional eaves to return. Selected facades are included in your new home base price. Speak to your Sales Agent for more information.

Structural

- 90mm structural pine wall framing and pine truss roof.
- Lifetime Structural Guarantee^[3].





Terms and conditions

- [1] Simonds reserves the right to adjust the contract price, under the terms and conditions of the building contract (and any other document) including:

Where you have not provided essential information to Simonds (including proof of ownership, unconditional financial approval or any other documents required to progress construction) within the time period stipulated under the building contract;

When an adjustment to the contract price is required for reasons outside of Simonds' control (including for any requirements of a statutory authority, developer and/or any other third-party rights);

When variations to the inclusions or specifications have been requested by you; or

Where you are in breach of the terms and conditions of the building contract.

With respect to house and land packages:

Simonds is only responsible for the building contract and does not accept any liability associated with the purchase of land;

You are required to enter a separate contract for the purchase of land (being the subject of the building contract) with the relevant third-party;

House and land package prices do not include stamp duty, legal fees or other costs charged in respect of the purchase of the land; and

Simonds reserves the right to withdraw a house and land package, at any time, without notice.

- [2] Any date provided by Simonds, concerning the commencement and completion of work under the building contract must be read in conjunction with the terms of the building contract (and any other document considered by Simonds as ancillary to the operation of the building contract).

Simonds reserves the right to push back any date concerning the commencement and completion of work under the building contract, subject to the terms and conditions of the building contract.

- [3] The Simonds Lifetime Structural guarantee is subject to terms and conditions including eligibility criteria.
Please see <https://www.simonds.com.au/vic/terms-conditions> for more information.

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