

FROM \* PRICE

# House & Land Package



FIXED PRICE  
**GUARANTEE**

SPEND \$5K & RECEIVE  
**\$10K**  
WORTH OF UPGRADES

STRUCTURAL  
**LIFETIME**  
GUARANTEE

CAPE 22 | EMERGE RANGE

# \$717,856\*

Lot 104 , Lara  
Flinders Walk Estate (529m<sup>2</sup>)



FIRST HOME OWNERS - \$707,856

## INCLUSIONS

- + Generous Site Costs
- + Developer & council requirements
- + Photovoltaic panels with inverter
- + Feature front entry door
- + Colorbond Sectional garage door & remote controls
- + Floor coverings to entire house
- + 20mm Stone benchtops to kitchen
- + Quality stainless steel cooktop & oven
- + Ducted Heating
- + Plus much more!



Flinders Walk  
Estate

LARA

For enquiries please contact: **Nilu Srikantegowda - 0410 070 075**

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\*From pricing is based on standard plan, builders preferred siting, site costs allowance, and is subject to extreme site changes beyond our reasonable control and unknown at the time of print. All packages are subject to Developer and Council approval. Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. \*Please refer to the terms and conditions at [www.simonds.com.au/terms-and-conditions](http://www.simonds.com.au/terms-and-conditions). This package applies to VIC - Emerge range only. Please speak with your sales consultant for further details. Pricing is current at 14/08/2024.