

FROM \* PRICE

# House & Land Package



BUILDING  
QUALITY HOMES  
SINCE 1949

Save more  
**\$15K\***  
Home Discount

Enjoy more  
**\$15K\***  
Upgrade inclusions

\*T&Cs apply. See website for full details.

STRUCTURAL  
LIFETIME  
GUARANTEE

ROSELLA 31 | ELEVATE RANGE

# \$845,595\*

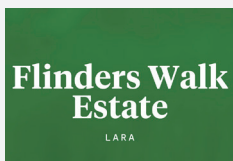
Lot 105, Lara Flinders  
Walk Estate (508m<sup>2</sup>)



FIRST HOME OWNERS -

## INCLUSIONS

- + Generous Site Costs
- + Developer & council requirements
- + 40m<sup>2</sup> of coloured concrete Driveway
- + Colorbond Sectional garage door & remote controls
- + 20 LED Downlights to 20 additional light points
- + Floor coverings to entire house
- + 20mm Stone benchtops to kitchen, Bathrooms and Ensuite
- + Quality 900mm stainless steel dual fuel (gas burners and electric oven) freestanding upright cooker.
- + Ducted Heating and Choice of Ducted Evaporative Cooling or Split Systems to family and master bedroom
- + Plus much more!



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

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



\*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 - Elevate range only. Please speak with your sales consultant for further details. Pricing is current at 09/02/2025.