

HOME AND LAND

mages shown are for illustrative purposes only and may not represent the final product such as lighting, windo urnishings, timber look garage door & timber windows. Façade details including entry door and window sizing any vary between house types. Pricing also excludes features such as fencing, landscaping, letterbox, decking, Iriveway and any notable features of the façade. Please speak with your sales consultant for further details.

LOT 1020, PINNACLE ESTATE, SMYTHES CREEK (350M2)

FIXED PRICE **\$526,255**

FIRST HOME OWNERS PRICE \$516,255

RISE ABOVE UPGRADES THE REST

PACKAGE INCLUSIONS:

- ▼ DEVELOPER & COUNCIL REQS
- FLOORING THROUGHOUT
- 20MM CAESARSTONE BENCHTOP TO KITCHEN
- OVERHEAD CUPBOARDS TO KITCHEN
- 20 LED DOWNLIGHTS
- BRICKWORK OVER WINDOWS
- 900MM APPLIANCES
- DISHWASHER
- TOWEL RAILS & TOILET ROLL HOLDERS
- ▼ REMOTE TO GARAGE DOOR

For enquiries please contact: John Lance 0466343184 Simonds.com.au Ballarat

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All Fixed Price Home and Land packages are subject to Developer and Council approval and is based on Simonds standard floor plan with preferred siting (without alterations). 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. Simods 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. This package applies to VIC Metro range only. Please speak with your sales consultant for further details. Pricing is current at 09/03/2022.

FLOOR PLAN: LINCOLN 18_171 FACADE: CHRYSLER

3 🚝 2 氨 2 🚘 1 📇 18sq 🗍

