

**SIMONDS**  
BUILDING HOMES SINCE 1949



# HOME AND LAND

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

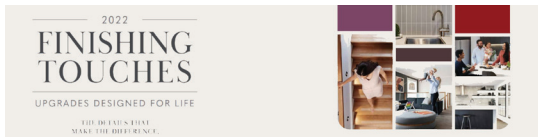
FLOOR PLAN: WANDA 16\_153  
FACADE: SWAN

FIXED PRICE

# \$514,692

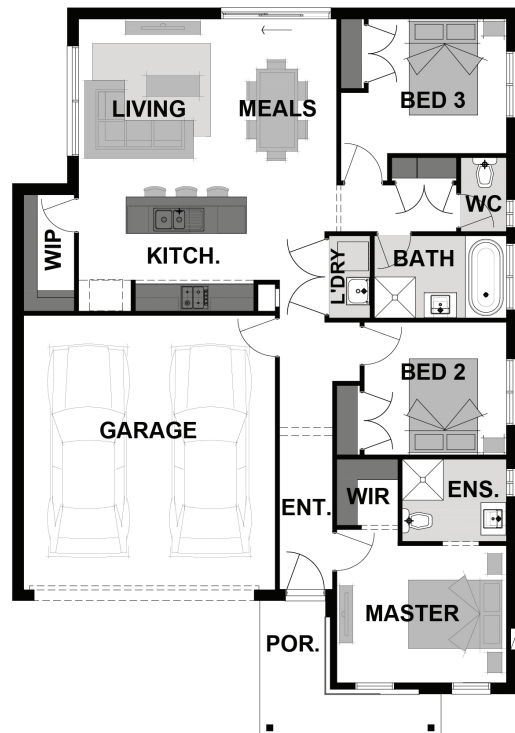
FIRST HOME OWNERS PRICE \$504,692

3 🚗 2 🍷 2 🚗 1 🚗 16sq 📏



## PACKAGE INCLUSIONS:

- ▶ DEVELOPER & COUNCIL REQs
- ▶ FLOORING THROUGHOUT
- ▶ 20MM CAESARSTONE BENCHTOP TO KITCHEN
- ▶ OVERHEAD CUPBOARDS TO KITCHEN
- ▶ 20 DOWNLIGHTS
- ▶ BRICKWORK OVER WINDOWS
- ▶ COLOURED CONCRETE DRIVEWAY UP TO 40M2
- ▶ REMOTE TO GARAGE DOOR
- ▶ NBN PROVISIONS (EXCLUDES HUB)
- ▶ TOWEL RAILS & TOILET ROLL HOLDERS



For enquiries please contact:

John Lance  
0466343184  
Simonds.com.au

Ballarat

BALLARAT VIC 3350  
john.lance@simonds.com.au



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**RISE UPGRADES**  
**\$12,500\***  
Plus  
**FLOORING PACK 'A'**



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

**FLOOR PLAN: GRAMERCY 19\_176**  
**FACADE: PELHAM**

**FIXED PRICE**

# \$531,591

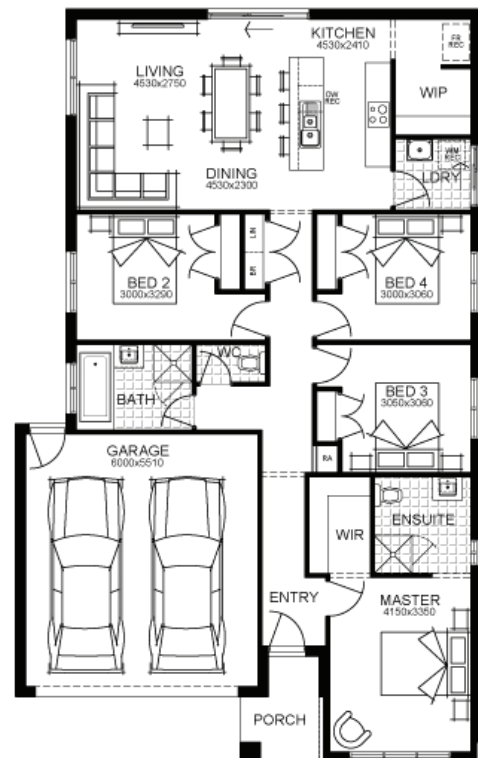
FIRST HOME OWNERS PRICE \$521,591

4 🚗 2 🍷 2 🚗 1 🏠 19sq 📏

**RISE UPGRADES** ↑ **RISE ABOVE THE REST** **GET UP TO \$44,000\***  
WORTH OF INCLUSIONS FOR JUST \$15,000\*

## PACKAGE INCLUSIONS:

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- BRICKWORK OVER WINDOWS
- 900MM APPLIANCES
- DISHWASHER
- TOWEL RAILS & TOILET ROLL HOLDERS
- REMOTE TO GARAGE DOOR



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

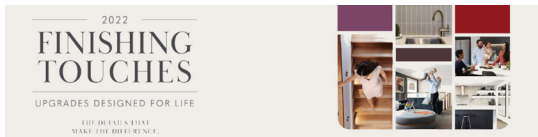
FLOOR PLAN: CORINDI 26\_241  
FACADE: MURRAY

**FIXED PRICE**

# \$649,931

4 🚗 2 🍷 2 🚗 2 🛋️ 26sq 📏

FIRST HOME OWNERS PRICE \$639,931



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**SIMONDS**  
BUILDING HOMES SINCE 1949



FIXED  
**GUARANTEE**  
PRICE

RISE UPGRADES  
**\$12,500\***  
Plus  
FLOORING PACK 'A'



## HOME AND LAND

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

FLOOR PLAN: EMERSON 19\_176  
FACADE: SAGAMORE

FIXED PRICE

# \$535,867

FIRST HOME OWNERS PRICE \$525,867

3 🚗 2 🍷 2 🚗 1 🚗 19sq 📏

RISE  
UPGRADES



RISE ABOVE  
THE REST

GET UP TO  
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WORTH OF INCLUSIONS  
FOR JUST \$15,000\*

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**PINNACLE**

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**RISE UPGRADES**  
**\$12,500\***  
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LOT 1020, PINNACLE ESTATE, SMYTHES CREEK (350M2)

FLOOR PLAN: LINCOLN 18\_171  
FACADE: CHRYSLER

**FIXED PRICE**

**\$526,255**

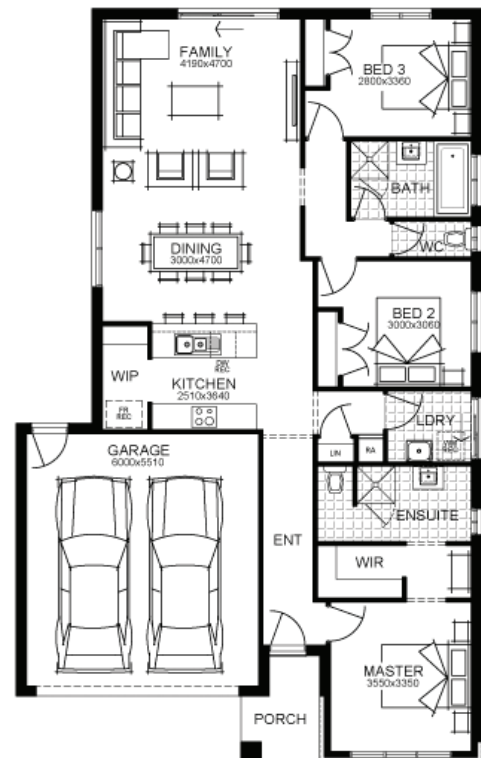
FIRST HOME OWNERS PRICE \$516,255

3 🚗 2 🍷 2 🚗 1 🏠 18sq 📏

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