



# HOME AND LAND

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LOT 1021, PINNACLE ESTATE, SMYTHES CREEK (392M2)

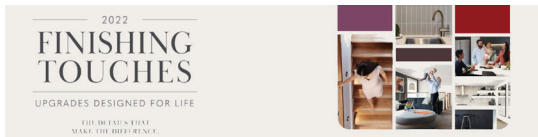
FLOOR PLAN: MASTEN 35\_328  
FACADE: BURBIDGE

**FIXED PRICE**

**\$715,250**

FIRST HOME OWNERS PRICE \$705,250

4 🚗 2 🍷 2 🚗 3 🛋️ 35sq 📏



## 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



**SIMONDS**  
BUILDING HOMES SINCE 1949



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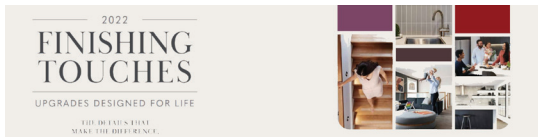
FLOOR PLAN: DARWIN 22\_207  
FACADE: THORSBOURNE

FIXED PRICE

# \$578,421

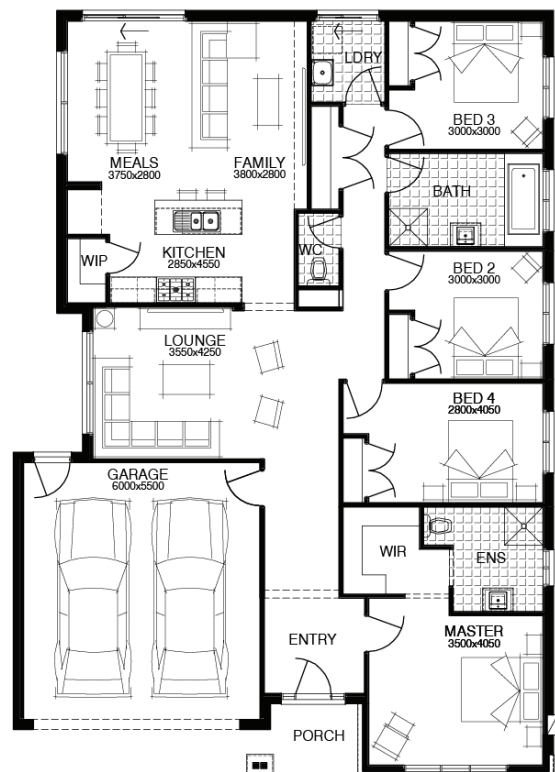
FIRST HOME OWNERS PRICE \$568,421

4 🚗 2 🍷 2 🚗 2 🚗 22sq 📏



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



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LOT 1021, PINNACLE ESTATE, SMYTHES CREEK (392M2)

FLOOR PLAN: HIGHBRIDGE 21\_197  
FACADE: NASH

FIXED PRICE

**\$569,311**

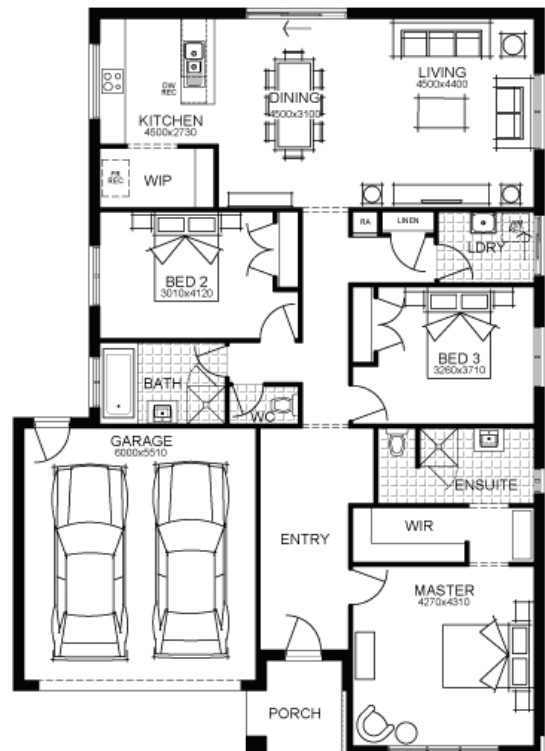
FIRST HOME OWNERS PRICE \$559,311

3 🚗 2 🍷 2 🚗 1 🛏 21sq 📏

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

## PACKAGE INCLUSIONS:

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- 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



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LOT 1021, PINNACLE ESTATE, SMYTHES CREEK (392M2)

FLOOR PLAN: LIBERTY 21\_203  
FACADE: MORAN

**FIXED PRICE**

**\$566,382**

FIRST HOME OWNERS PRICE \$556,382

4 🚗 2 🍷 2 🚗 2 🚗 22sq 📏

**RISE**  
UPGRADES

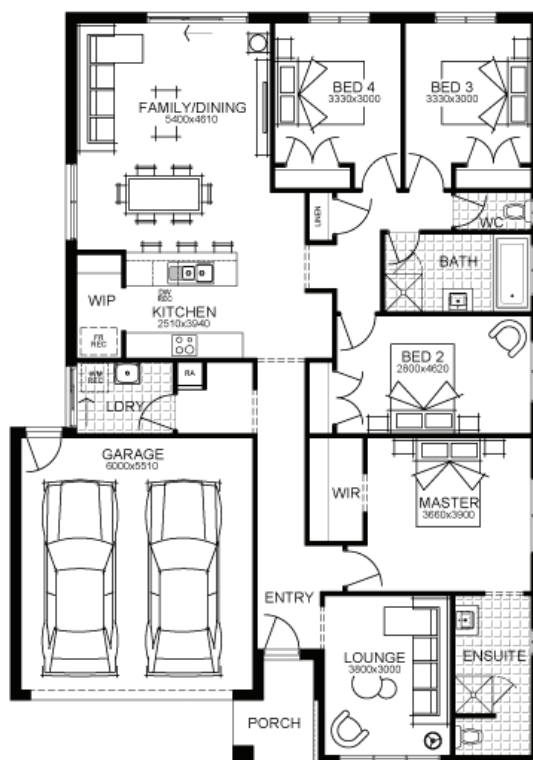


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THE REST**

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WORTH OF INCLUSIONS  
FOR JUST \$15,000

## PACKAGE INCLUSIONS:

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