

LOT 1022, PINNACLE ESTATE, SMYTHES CREEK (353M2)

## FIXED PRICE **\$546,580**

FIRST HOME OWNERS PRICE \$536,580

FINISHING TOUCHES UPGRADES DESIGNED FOR LIFE



## 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



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 Range range only. Please speak with your sales consultant for further details. Pricing is current at 09/03/2022.



FACADE: STIRLING

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2 🚘

1 💻

19sq 📋

3 🦰