

**SIMONDS**  
BUILDING HOMES SINCE 1949



RISE UPGRADES  
**\$12,500\***

Plus  
FLOORING PACK 'A'

# HOME AND LAND

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

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

FLOOR PLAN: GRAMERCY 19\_176  
FACADE: NASH

FIXED PRICE

# \$539,660

FIRST HOME OWNERS PRICE \$529,660

4 🚗 2 🍷 2 🚗 1 🚗 19sq 📏

RISE  
UPGRADES

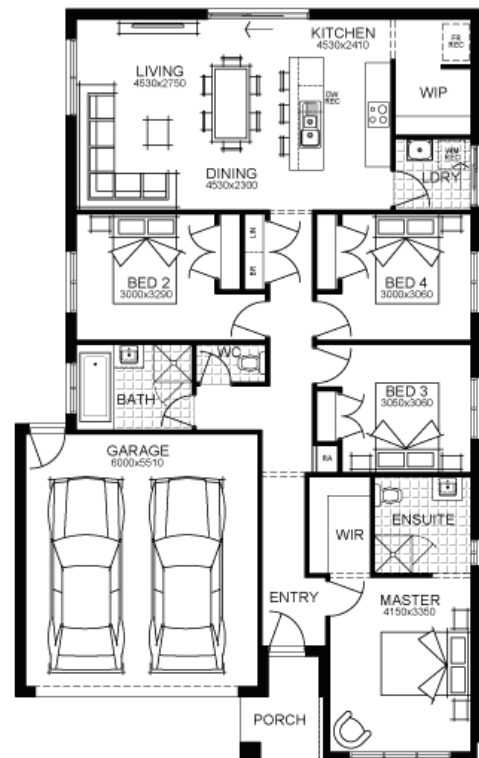


RISE ABOVE  
THE REST

GET UP TO  
**\$44,000\***  
WORTH OF INCLUSIONS  
FOR JUST \$15,000

## PACKAGE INCLUSIONS:

- ▶ 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

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



PINNACLE

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



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

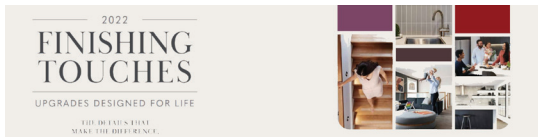
FLOOR PLAN: BYFIELD 19\_179  
FACADE: STIRLING

**FIXED PRICE**

# \$546,580

FIRST HOME OWNERS PRICE \$536,580

3 🚗 2 🍷 2 🚗 1 🚗 19sq 📏



## 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



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

FLOOR PLAN: LINCOLN 18\_171  
FACADE: BRYANT

**FIXED PRICE**

**\$533,297**

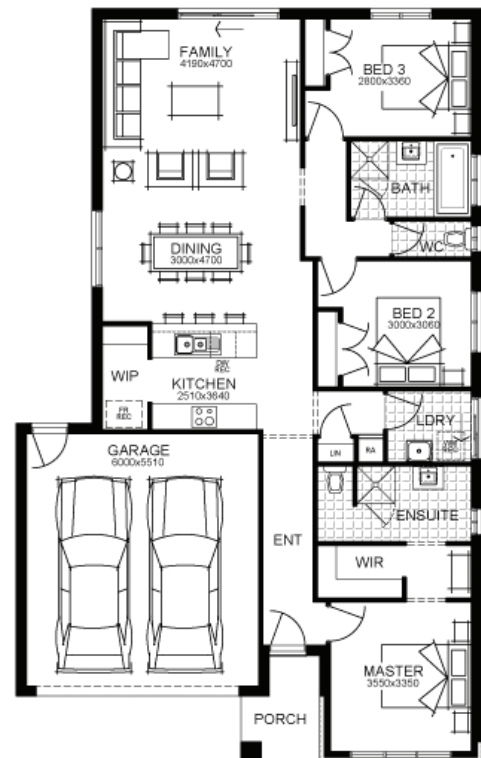
3 🚗 2 🍷 2 🚗 1 🏠 18sq 📏

FIRST HOME OWNERS PRICE \$523,297

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

## PACKAGE INCLUSIONS:

- DEVELOPER & COUNCIL REQ'S
- 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 1022, PINNACLE ESTATE, SMYTHES CREEK (353M2)

FLOOR PLAN: EMERSON 19\_176  
FACADE: TRIBECA

**FIXED PRICE**

**\$530,791**

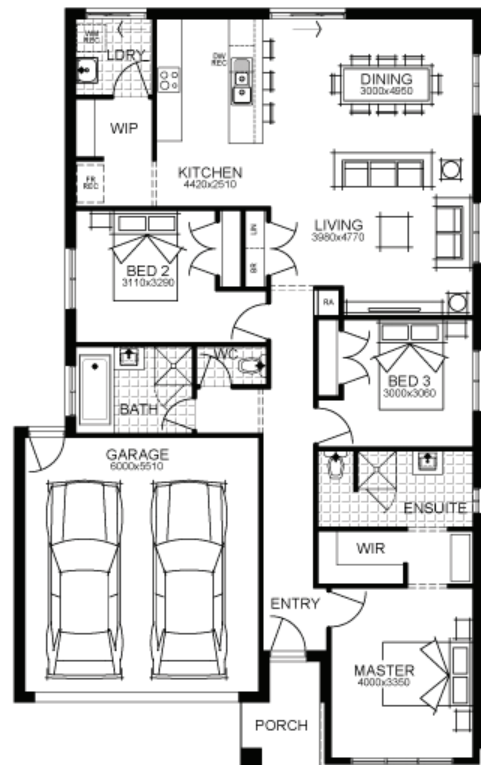
FIRST HOME OWNERS PRICE \$520,791

3 🚗 2 🍷 2 🚗 1 🚗 19sq 📏

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## PACKAGE INCLUSIONS:

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