



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 1029, PINNACLE ESTATE, SMYTHES CREEK (393M2)

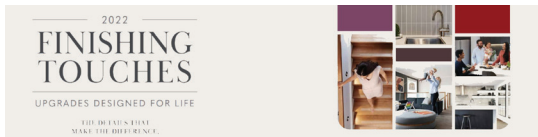
FLOOR PLAN: RAMSGATE 17_161
FACADE: CLYDE

FIXED PRICE

\$542,875

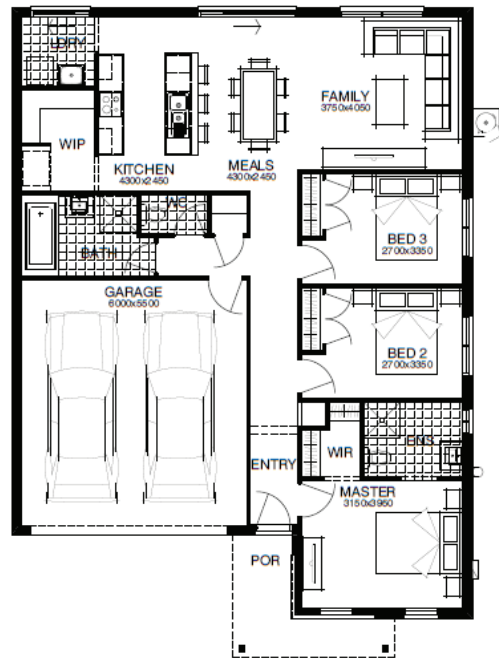
FIRST HOME OWNERS PRICE \$532,875

3 🚗 2 🍷 2 🚗 1 🏠 17sq 📏



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



FIXED
GUARANTEE
PRICE

ELEVATE
UPGRADES

UP TO
\$39,100*
WORTH OF INCLUSIONS
FOR JUST \$5,000*

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 1029, PINNACLE ESTATE, SMYTHES CREEK (393M2)

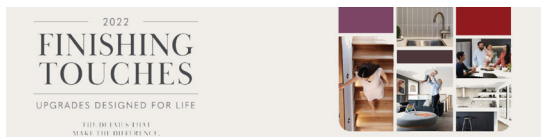
FLOOR PLAN: WANDA 16_153
FACADE: SWAN

FIXED PRICE

\$535,031

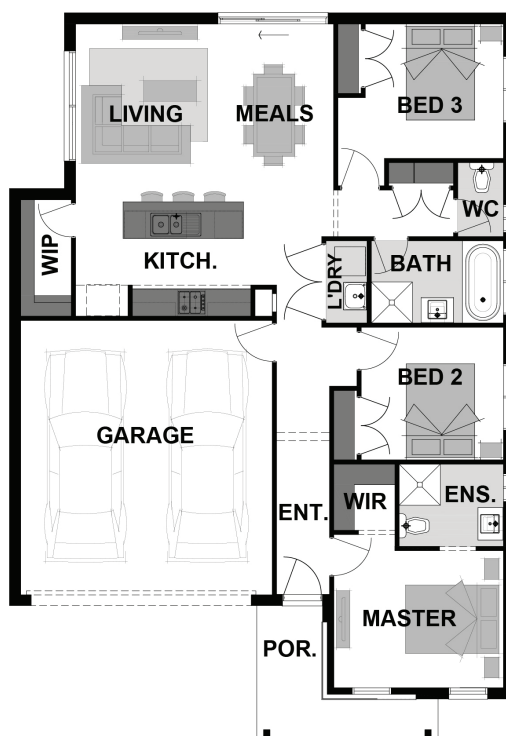
FIRST HOME OWNERS PRICE \$525,031

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



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. This package applies to VIC New Living Small Lot range only. Please speak with your sales consultant for further details. Pricing is current at 09/03/2022.



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 1029, PINNACLE ESTATE, SMYTHES CREEK (393M2)

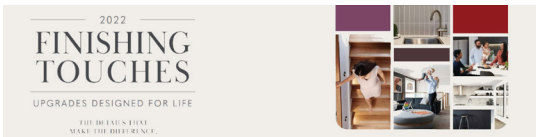
FLOOR PLAN: TARCOOLA 15_146
FACADE: SWAN

FIXED PRICE

\$537,869

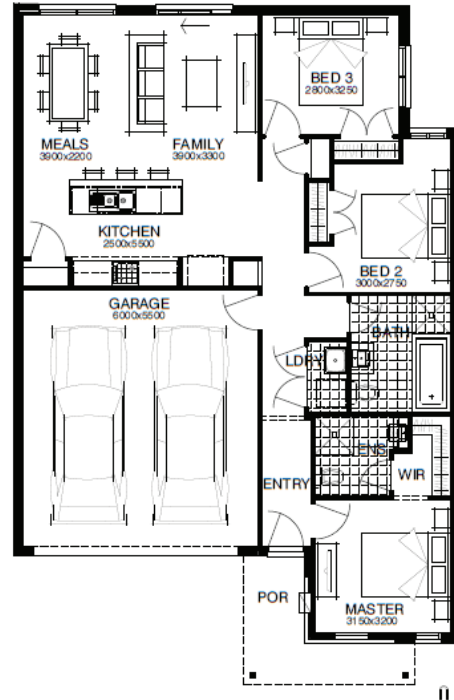
3 🚗 2 🍷 2 🚗 1 🏠 15sq 📦

FIRST HOME OWNERS PRICE \$527,869



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





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 1029, PINNACLE ESTATE, SMYTHES CREEK (393M2)

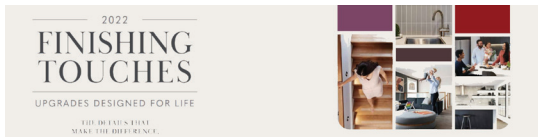
FLOOR PLAN: CORINDI 26_241
FACADE: MURRAY

FIXED PRICE

\$670,245

FIRST HOME OWNERS PRICE \$660,245

4 🚗 2 🍷 2 🚗 2 🛏️ 26sq 📏



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

