

**90's HOUSE PRICES
ARE BACK!**

5 BED HOME FROM

\$235k[★]

**PRICE BREAKER
ENDEAVOUR**

THANKFULLY NOT STARRING THE

**BREAKER
BOYZ**



www.simonds.com.au

*Terms and conditions apply. Visit www.simonds.com.au/terms-and-conditions
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HURRY ONLY

100!

AVAILABLE

Welcome Home 90's House Prices!

Ask How Today!

The 90's gave the world a lot to think about. At Simonds Homes we think the best part of the 1990's was the home prices. Not the boy bands. That's why we have launched a new range of PRICE BREAKER homes as part of our commitment to affordability.

These PRICE BREAKER homes includes:

- ▶ Reaching your goal of home ownership sooner
- ▶ The unique Simonds Homes Lifetime Structural Guarantee
- ▶ Guaranteed site start
- ▶ Fixed price guarantee
- ▶ Exceptional value without compromising quality or design
- ▶ The experience of an award winning builder

HURRY ONLY ONLY 100 AVAILABLE

100!
AVAILABLE

These homes are set to break sales records as a great value, great price opportunity ...unlike the Breaker Boyz. So hurry and secure yours today.



GUARANTEED FOR LIFE

From humble beginnings, Simonds Homes is now one of Australia's leading home builders. Today, with three generations of builders providing hands-on experience, our commitment to building quality, affordable and stylish homes has never been stronger. That's why we provide a Lifetime Structural Guarantee.





\$235k ★
5 BED 2 LIVING

MIN LOT WIDTH 14m

ENDEAVOUR

TOTAL AREAS

Ground Floor	93.05m ²	10.02qrs
First Floor	109.97m ²	11.84sqrs
Porch	5.69m ²	0.61sqrs
Garage	36.42m ²	3.92qrs
Balcony	5.21m ²	0.56sqrs
TOTAL	250.34m²	26.95sqrs

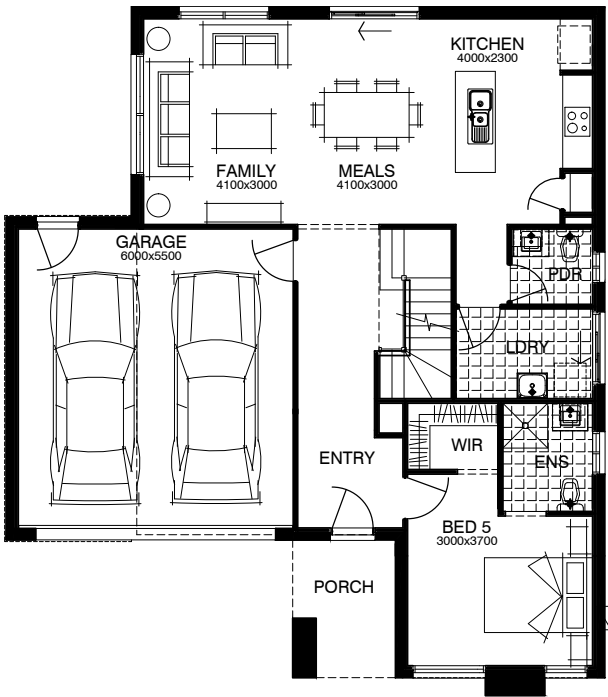
THE DOMAIN FACADE

STANDARD PLAN

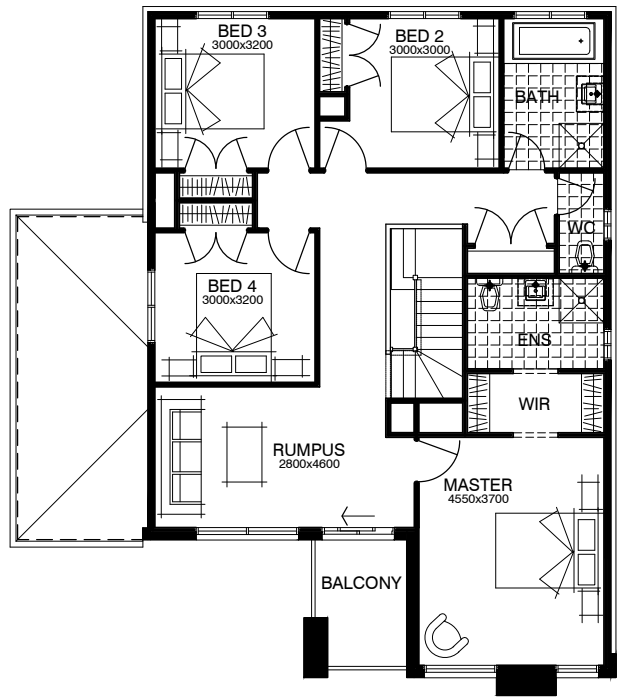
5 3 2 2 26.95sqrs

House Width	11.99m
House Length	13.80m

GROUND FLOOR



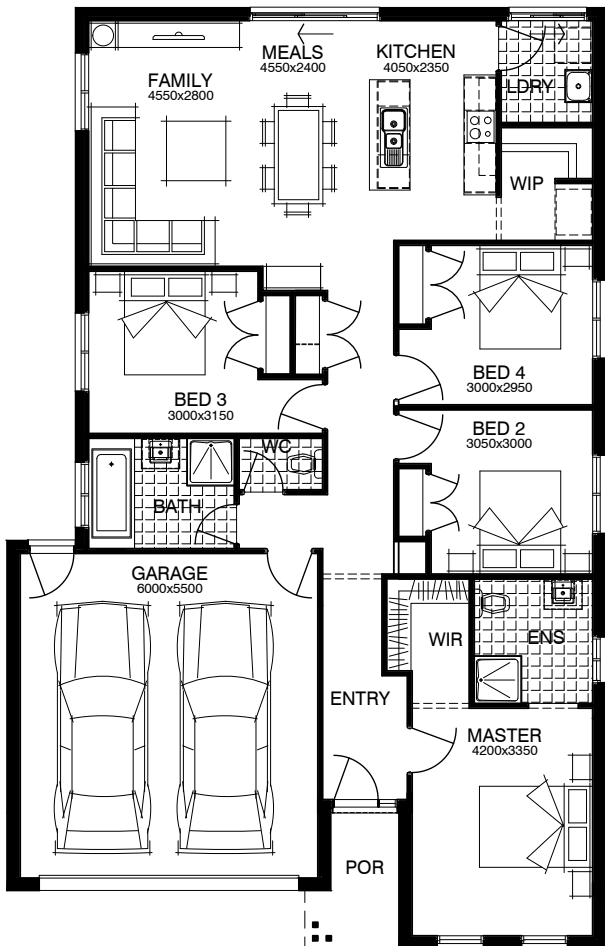
FIRST FLOOR





ASPIRE

\$150k[★]
4 BED SINGLE



THE ELEMENT FACADE STANDARD PLAN

4 2 1 2 18.80sqrs

MIN LOT WIDTH **12.5m**

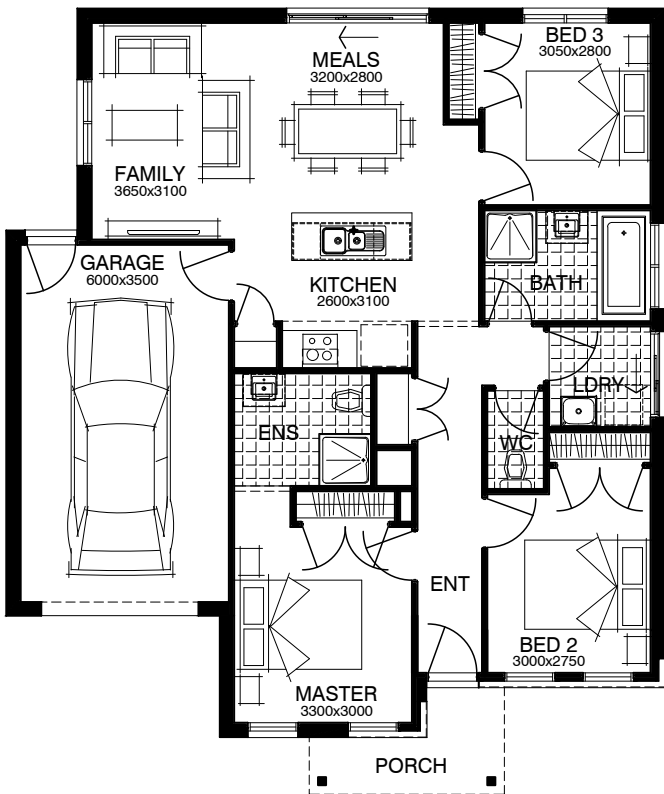
TOTAL AREAS

Ground Floor	134.41m ²	14.47sqrs
Porch	3.72m ²	0.40sqrs
Garage	36.53m ²	3.93sqrs
TOTAL	174.66m²	18.80sqrs
House Width		11.10m
House Length		17.40m



TRIUMPH

\$138k[★]
3 BED SINGLE



THE EVENT FACADE STANDARD PLAN

3 2 1 1 13.45sqrs

MIN LOT WIDTH **12.5m**

TOTAL AREAS

Ground Floor	97.02m ²	10.44sqrs
Porch	4.26m ²	0.46sqrs
Garage	23.65m ²	2.55sqrs
TOTAL	124.93m²	13.45sqrs
House Width	11.10m	
House Length	13.20m	

STANDARD INCLUSIONS

WELLNESS*

- Darwin stage 1 water filtration system.
- Darwin air filter & grille.
- 5x Darwin circadian capable downlights to master bedroom.
- Darwin hub.

KITCHEN

- Bellissimo 600mm stainless steel electric underbench oven and gas cooktop.
- Technika 600mm stainless steel canopy rangehood. Externally ducted on the Endeavour home.
- Clark 1¼ bowl stainless steel sink. Includes two basket wastes.
- Laminex 33mm post formed or square edge laminate benchtop.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Ceramic tiles to splashback.
- Alder solid brass mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.

BATHROOM & ENSUITE

- Clark semi-inset seamless vitreous china hand basin.
- Stylus dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- Laminex 33mm laminate benchtop to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Decina acrylic bath set in a tiled podium.
- Semi framed clear glass pivot shower doors with polymarble shower base for the Triumph and Aspire homes. The Endeavour home has ceramic tiled shower bases throughout.
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Alder single lever tapware, hand held shower rose and wall bath outlet.
- Exhaust fans including self sealing air flow draft stoppers.

LAUNDRY

- Everhard 45L stainless steel laundry tub in metal cabinet with Alder laundry set tapware.
- Ceramic wall tiles above laundry tub, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry tub cabinet.

WINDOWS & EXTERNAL DOORS

- Corinthian entry door in paint-grade finish, with clear glazing (includes sidelights where applicable).
- Dowell sliding aluminium windows including keyed window locks. Single storey designs only have FC sheet above windows and sliding doors (excluding entry door).
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door.

GARAGE

- B&D Panelift Colorbond steel sectional lift up door.

INSULATION

- Bradford R3.5 Glasswool batts to ceiling of roof space (excludes garage ceiling space).
- Bradford R2.0 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

CEILINGS

- 2440mm nominal internal ceiling height, measured overall to frame plates.

STAIRS (Endeavour home)

- MDF treads and MDF risers.
- Balusters from standard builders range. Baluster is specific to each home design.

HOT WATER SERVICE

- Rheem 160 litre Solar water heater with continuous flow booster. Please note: Solar collector panel and storage tank positioned at the Builders discretion.

ROOFING

- Monier concrete colour applied roof tile from builders range.
- Colorbond fascia and slotted quad gutter.

FIXING

- Gainsborough lever passage sets and pull handles.
- 67x12mm MDF skirtings and 42x12mm MDF architraves to dwelling.
- Corinthian flush panel internal doors with door stops and chrome hinges.
- Single melamine shelf and hanging rail to robes.

PAINT & PLASTER

- Haymes 3 Coat Application low sheen acrylic in one standard colour to all internal walls (excludes garage).
- Haymes flat acrylic to ceilings. White ceilings are available as a no cost option.
- 75mm cove plaster cornice.

FOOTINGS

- Concrete waffle slab, engineer designed 'M' class, maximum 300mm fall and no existing fill. Slab costs will be adjusted if founding conditions differ.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment.

HEATING & COOLING

- Bonaire 3-star gas ducted heating unit in roof space.

ELECTRICAL

- Clipsal Iconic double power points & light switches (white), with batten light points as per standard electric layout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- 2x TV points and 1x telephone point.
- 1x external light point. Positioned outside laundry where design allows.

BUILDING ALLOTMENT

- Triumph: Based on a building allotment of up to 300m² and a maximum building setback of 4.5m (subject to Planning Authority). Additional charges will apply for blocks greater than 300m².
- Aspire and Endeavour: Based on a building allotment of up to 650m² and a maximum building setback of 5m (subject to Planning Authority). Additional charges will apply for blocks greater than 650m².

SERVICES - CONNECTIONS

- Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your Sales Consultant if connection to natural gas is unavailable.
- 2x external taps.

FACADE

- 450mm eaves to facade. See standard plans for additional eaves.
- Triumph: Select one from Event or Festival facade.
- Aspire: Select one from Element or Ember facade.
- Endeavour: Select one from Domain or Province facade.

STRUCTURAL

- 90mm structural pine wall framing and pine truss roof.
- Lifetime structural guarantee. Please refer to our website for Terms and Conditions.

NOTES

- Display items such as furniture, light fittings, security system, fireplaces, air conditioning, carpets and floor tiling (to areas other than wet areas); landscaping, fencing, driveway and paving are not included. Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers or due to the product being unavailable or no longer being compliant. To be read in conjunction with standard house design plans.
- This specification is specific to the Aspire, Triumph and Endeavour house and is not available with any other offer or promotion.

*The DARWIN tm platform included as standard, in Victoria only, includes 1-stage water filter, return air grille, 5 circadian downlights in the master bedroom and a DARWIN the Hub. Commissioning and upgrades are available for an additional charge to implement the DARWIN tm platform.

TERMS AND CONDITIONS *Excludes Simonds Express, Precinct, Masterpiece and Simvesta. Not available in conjunction with any other promotion. Offer and prices correct at time of publishing (December 2018) and can vary depending on the build region. Simonds Homes reserves the right to end or alter the promotion at any time. Simonds Homes reserves the right to substitute similar products to those referred to in this promotion should an item not be available. Offer subject to all sales documentation being received and signed off by the client within 14 days of payment of the initial deposit. All floorplan, façade images and photographs have been used for illustrative purposes only (refer to contract documentation for full details) and may not represent the final product as shown. All furniture, screens, landscaping, pergolas, decorative finishes are not offered by Simonds Homes. Additional cost floor plan options, textures and fittings may also be shown. Offer only available to clients who purchase a Simonds home from a Simonds Homes display centre or office. Offer available between Saturday Jan 5 2019 and Sunday Mar 17 2019. Speak to a Simonds Homes consultant for more information and visit www.simonds.com.au for more detail.

Visit simonds.com.au or call 1300 SIMONDS