

**SIMONDS  
EXPRESS**



**FIXED  
PRICE  
PACKAGE**

# 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 4009, BRANDY CREEK ESTATE, WARRAGUL (591M2)

FLOOR PLAN: WESTBURY 2514  
FACADE: PENFOLD

**FIXED PRICE**

# \$414,907

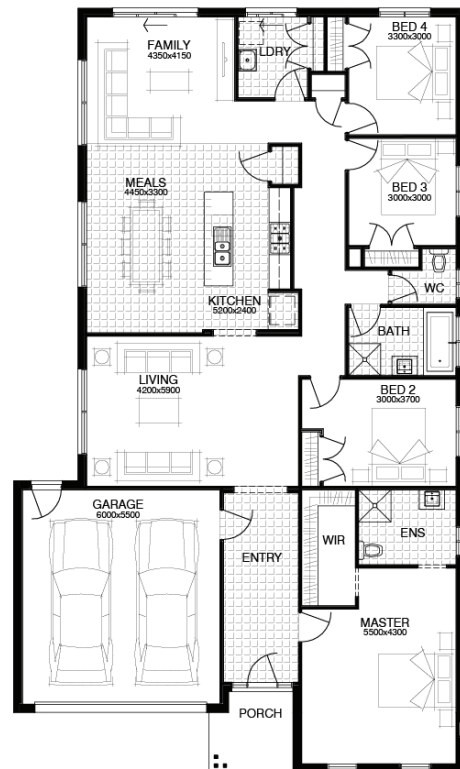
FIRST HOME OWNERS PRICE \$394,907

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**WELLNESS LIVES HERE**  
*You should too.*

## PACKAGE INCLUSIONS:

- ▼ DEVELOPER & COUNCIL REQ'S
- ▼ WELLNESS - DARWIN ESSENTIALS PACK
- ▼ UP TO 40M2 OF 100MM PLAIN CONCRETE PAVING
- ▼ 450MM EAVES TO FACADE
- ▼ SECTIONAL LIFT GARAGE DOOR WITH 2 REMOTES
- ▼ FLYSCREENS & LOCKS TO ALL OPENABLE WINDOWS
- ▼ FLOORING THROUGHOUT
- ▼ TECHNIKA 900MM STAINLESS STEEL APPLIANCES



**For enquiries please contact:**

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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 for the Lifetime Structural Guarantee at [www.simonds.com.au/terms-and-conditions](http://www.simonds.com.au/terms-and-conditions). This package applies to VIC Express range only. Please speak with your sales consultant for further details. Pricing is current at 12/09/2018.