



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 203, FERN TREE RIDGE, DROUIN (480M2)

FLOOR PLAN: DRUMMOND 2212
FACADE: LANGRIDGE

FROM*
\$396,400

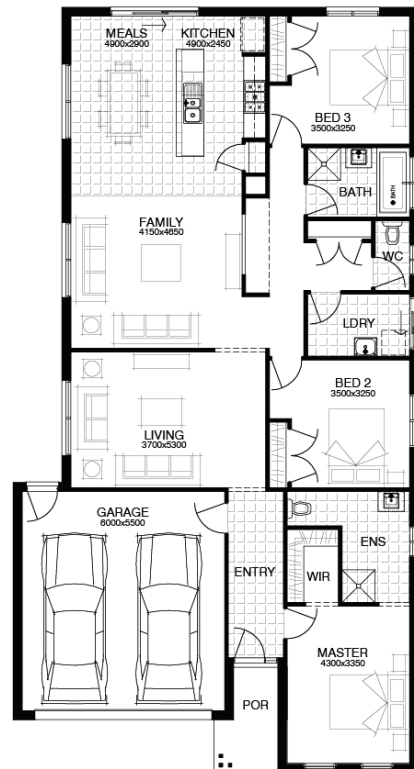
FIRST HOME OWNERS PRICE \$376,400

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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
- ▶ 3 COAT PAINT APPLICATION
- ▶ SECTIONAL LIFT GARAGE DOOR WITH 2 REMOTES
- ▶ BRICK INFILL ABOVE WINDOWS
- ▶ FLOORING THROUGHOUT
- ▶ TECHNIKA 900MM STAINLESS STEEL APPLIANCES



For enquiries please contact:

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*From pricing is based on standard plan, builders preferred siting, site costs allowance, and is subject to extreme site changes beyond our reasonable control and unknown at the time of print. All packages are subject to Developer and Council approval. 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 Express range only. Please speak with your sales consultant for further details. Pricing is current at 10/02/2019.