



# 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 5016, BRANDY CREEK VIEWS ESTATE, WARRAGUL (552M2)

FLOOR PLAN: BELLINGER 24\_229  
FACADE: BALLARINE

FROM\*  
**\$421,400**

FIRST HOME OWNERS PRICE \$401,400

4 🚗 2 🍷 2 🚗 2 📺 24sq 📦

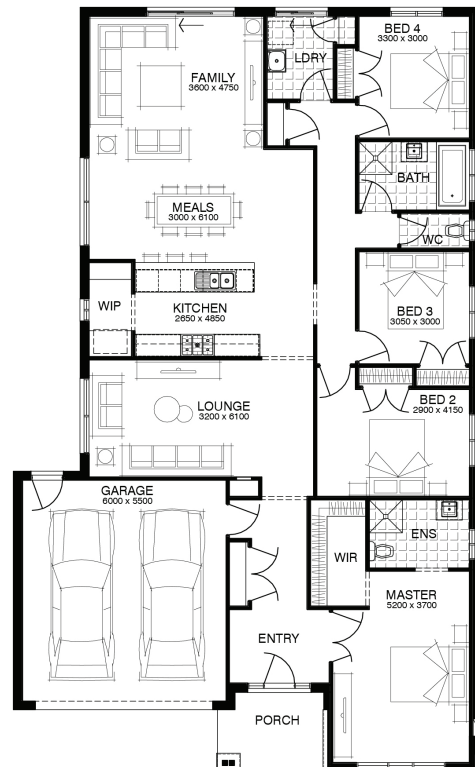
Select \$20k of upgrades

*Good One, Gary!*



## PACKAGE INCLUSIONS:

- ▼ WELLNESS - DARWIN ESSENTIALS PACK
- ▼ DEVELOPER & COUNCIL REQS
- ▼ PART A & B TERMITE PROTECTION
- ▼ 3 COAT PAINT APPLICATION
- ▼ 450MM EAVES TO FACADE
- ▼ SECTIONAL LIFT GARAGE DOOR
- ▼ 900MM STAINLESS STEEL APPLIANCES
- ▼ TILED SHOWER BASES



For enquiries please contact:

Jamie Power  
0413 697 799  
Simonds.com.au

West Gippsland

VIC  
jamie.power@simonds.com.au

\*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 Range range only. Please speak with your sales consultant for further details. Pricing is current at 31/07/2019.