

FROM \* PRICE

# House & Land Package



FIXED PRICE  
**GUARANTEE**

SPEND \$5K & RECEIVE  
**\$10K**  
WORTH OF UPGRADES

STRUCTURAL  
**LIFETIME**  
GUARANTEE

**GARNET 22 | EMERGE RANGE**

# \$645,820\*

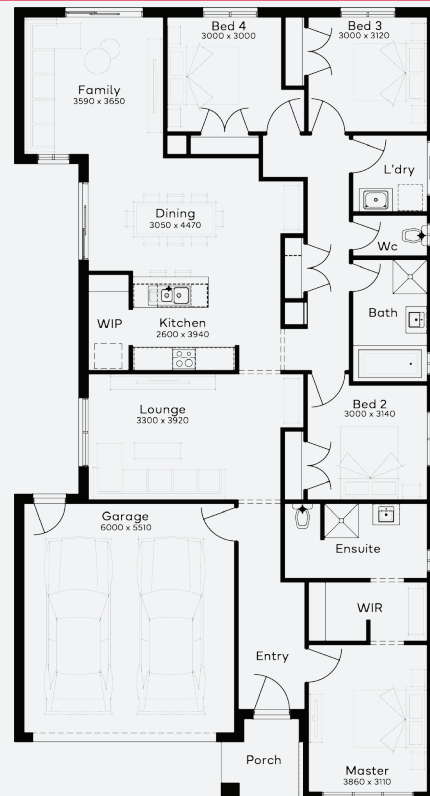
**Lot 40, Yarrowonga**  
**The Willows Estate (765m<sup>2</sup>)**



FIRST HOME OWNERS - \$635,820

### INCLUSIONS

- + Generous Site Costs
- + Developer & council requirements
- + Photovoltaic panels with inverter
- + Feature front entry door
- + Colorbond Sectional garage door & remote controls
- + Floor coverings to entire house
- + 20mm Stone benchtops to kitchen
- + Quality stainless steel cooktop & oven
- + Ducted Heating
- + Plus much more!



For enquiries please contact: **Anita Bourke - 0436 118 591**

[simonds.com.au](http://simonds.com.au)

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. 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](http://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 31/05/2024.

