



NUMBER ONE UPGRADE PICKS

Exclusive range of upgrades picked especially for you.



PAY \$42k* FOR

\$64,000

IN UPGRADES





**To celebrate 70 years
of putting Australian
home buyers first,
you can tailor your new
Simonds Homes with
our range of Special
Birthday Upgrades.**

These special offers have been handpicked to enhance your beautiful new home.

\$19k of options for **\$0**

\$29k of options for **\$7,500**

\$39k of options for **\$15,000**

\$49k of options for **\$25,000**

\$64k of options for **\$42,000**

Kitchen

Kitchens are the heart of the home. Explore our amazing upgrades so you can have the premium kitchen you have always desired.

1.1	<input type="checkbox"/> Veneto CSDW60SS-5 freestanding stainless steel dishwasher to kitchen dishwasher space	\$904
1.2	<input type="checkbox"/> Technika FHEE61A9S-2 900mm stainless steel glass top canopy rangehood	\$537
1.3	<input type="checkbox"/> Technika SL10190ISS-4 900mm wide stainless steel slide-out twin light rangehood including 900mm overhead cupboards	\$1,102
1.4	<input type="checkbox"/> Technika TUR70S 700mm wide stainless steel concealed undermount rangehood including 900mm wide overhead fixed panel	\$1,337
1.5	<input type="checkbox"/> External venting to slide-out/canopy rangehood Note: Up to BAL-29 Compliant	\$344
1.6	<input type="checkbox"/> Technika WD90S 28 litre stainless steel microwave oven and grill	\$647
1.7	<input type="checkbox"/> Technika TU950TME8 900mm wide stainless steel dual fuel upright cooker	\$320
1.8	<input type="checkbox"/> 300mm wide overhead cupboards with doors to kitchen wall	\$578
1.9	<input type="checkbox"/> 1000mm wide overhead cupboard with doors above refrigerator space including infills	\$612
1.10	<input type="checkbox"/> One set of 450mm-900mm wide pot drawers to kitchen (two drawers)	\$269
1.11	<input type="checkbox"/> 20mm Caesarstone benchtop (Builders 6 range)	\$3,660
1.12	<input type="checkbox"/> 40mm Caesarstone benchtop (Builders 6 range)	\$4,750
1.13	<input type="checkbox"/> Up to 3.7 LM of 6mm clear glass splashback	\$1,684
1.14	<input type="checkbox"/> Up to 3.7 LM of 6mm mirror glass splashback	\$3,075
1.15	<input type="checkbox"/> Clark Monaco Scalloped 5908 double bowl stainless steel undermount sink (only available with stone benchtops)	\$997
1.16	<input type="checkbox"/> Clark Prism PPR15B end bowl undermount sink	\$691
1.17	<input type="checkbox"/> Clark Prism PPR20B double bowl undermount sink	\$789
1.18	<input type="checkbox"/> Technika TB95GWSS-3 900mm wide stainless steel gas cooktop and Technika Bellissimo TB90SS-5 900mm wide stainless steel built in oven	\$2,785
1.19	<input type="checkbox"/> Technika H950STXPRO 900mm stainless steel gas cooktop and Technika TT90-1 900mm wide black built in oven	\$2,020
1.20	<input type="checkbox"/> Alder Nuova Pull Out sink mixer (Chrome/Black)	\$413
1.21	<input type="checkbox"/> Alder Nuova Calare sink mixer (Brushed Nickel)	\$413
1.22	<input type="checkbox"/> Alder Taya sink mixer (Black)	\$511
1.23	<input type="checkbox"/> Double 20 litre base mounted pull out waste bin to nominated kitchen 450mm-1200mm wide base cupboard	\$137
1.24	<input type="checkbox"/> Up to 920mm high overhead cupboard	\$81
1.25	<input type="checkbox"/> Laminex Silk finish to standard kitchen joinery doors (excluding pantry)	\$1,200
1.26	<input type="checkbox"/> Caesarstone waterfall end panel with 20mm arris edge detail to nominated benchtop (Builders 6 Range)	\$2,344
1.27	<input type="checkbox"/> Caesarstone waterfall end panel with 40mm arris edge detail to nominated benchtop (Builders 6 Range)	\$2,602
1.28	<input type="checkbox"/> Soft close mechanism to standard kitchen (excluding pantry) base cupboard door and drawers (excluding overhead cupboards)	\$ 490

Wardrobe & Linen

2.1	<input type="checkbox"/> 2000mm high x 600mm drawer tower unit (subject to sufficient space)	\$521
2.2	<input type="checkbox"/> 2400mm high x 1800mm aluminium framed vinyl coating doors to built in robe (subject to ceiling height)	\$411
2.3	<input type="checkbox"/> 2400mm high x 1800mm frameless mirrored doors to built in robe (subject to ceiling height)	\$593





Bathroom

Our idyllic bathroom upgrades can give you the relaxed environment you deserve.

Choose from items such as upgraded tapware and tiling to add flair to your space.

3.1	<input type="checkbox"/>	20mm Caesarstone arris edge to 700mm wide vanity	\$457
3.2	<input type="checkbox"/>	1700mm wide vanity unit including two 700mm wide two door finger pull vanity units, 300mm wide centre vanity with door, two square inset basins, two Alder basin mixers, extended laminate benchtop and two polished edge mirrors	\$1,881
3.3	<input type="checkbox"/>	1700mm wide x 1180mm high polished edge mirror above nominated room double vanity	\$137
3.4	<input type="checkbox"/>	900mm x 900mm wide shower screen overlap semi-frameless	\$293
3.5	<input type="checkbox"/>	1200mm x 900mm shower screen overlap semi-frameless	\$368
3.6	<input type="checkbox"/>	900mm x 900mm wide in-line semi-frameless shower screen	\$483
3.7	<input type="checkbox"/>	1200mm x 900mm in-line semi-frameless shower screen	\$578
3.8	<input type="checkbox"/>	610mm wide x 410mm high ceramic tiled niche to shower wall	\$288
3.9	<input type="checkbox"/>	1200mm x 900mm ceramic tiled shower	\$329
3.10	<input type="checkbox"/>	Caroma Liano above counter basin to vanity unit	\$269
3.11	<input type="checkbox"/>	Clark round back to wall toilet suite with soft close seat	\$297
3.12	<input type="checkbox"/>	Caroma Metro wall faced (back entry) close coupled white toilet suite to nominated room	\$1,092
3.13	<input type="checkbox"/>	300mm finger pull base cupboard with door to vanity unit including extension of benchtop and mirror to suit (Laminex standard melamine finish)	\$485
3.14	<input type="checkbox"/>	300mm wide open shelf unit to vanity joinery cupboard including extension of benchtop and mirror to suit (Laminex standard melamine finish)	\$561
3.15	<input type="checkbox"/>	300mm wide 2 No. door finger pull drawer unit to vanity joinery cupboard including extension of benchtop and mirror to suit. (Laminex standard melamine finish)	\$743
3.16	<input type="checkbox"/>	1000mm high x 700mm wide shaving cabinet with polished edges mirror adhered to doors	\$898
3.17	<input type="checkbox"/>	Alder Taya basin mixer (Black) to vanity	\$379
3.18	<input type="checkbox"/>	Alder Taya basin mixer (Brushed Nickel) to vanity	\$219
3.19	<input type="checkbox"/>	Alder Taya wall bath mixer set (Brushed Nickel) to bath	\$303
3.20	<input type="checkbox"/>	Alder Taya wall bath mixer set (Black) to bath	\$394
3.21	<input type="checkbox"/>	Alder Taya Hi-Rise shower (Black) to shower	\$578
3.22	<input type="checkbox"/>	Alder Pure Rectangular Rail Shower (Brushed Nickel) to shower	\$225
3.23	<input type="checkbox"/>	Alder Taya wall mixer (Brushed Nickel) to shower/bath	\$213
3.24	<input type="checkbox"/>	Alder Taya wall mixer (Black) to shower/bath	\$386
3.25	<input type="checkbox"/>	Full height ceramic wall tiling (as per standard range and specification) to all elevations of bathroom/ensuite (up to 3000mm x 4000mm)	\$5,000
3.26	<input type="checkbox"/>	Decor satin glazing to ensuite/bathroom aluminium sliding window	\$404
3.27	<input type="checkbox"/>	Alder Star single towel rail	\$55
3.28	<input type="checkbox"/>	Alder Star single toilet roll holder	\$45
3.29	<input type="checkbox"/>	20mm Caesarstone arris edge 1700mm wide vanity (Builders range 6)	\$1,143
3.30	<input type="checkbox"/>	Caroma Compact (white) wall basin including all associated plumbing, standard tapware, chrome covered waste, 400mm high ceramic tiled splashback and 4mm thick polished edge mirror	\$1,252

Ceiling Heights

We offer a range of fantastic upgrades to make your home efficient and provide comfortable spaces. Explore options with your Sales Consultant.

4.1	2590mm single storey home	<input type="checkbox"/>	Up to 25sqrs	\$4,427
		<input type="checkbox"/>	Over 25sqrs	\$5,320
4.2	2590mm ground floor of double storey home	<input type="checkbox"/>	Up to 35sqrs	\$3,515
		<input type="checkbox"/>	Over 35sqrs	\$4,940
4.3	2590mm first floor of double storey home	<input type="checkbox"/>	Up to 35sqrs	\$2,210
		<input type="checkbox"/>	Over 35sqrs	\$3,910
4.4	2740mm single storey home	<input type="checkbox"/>	Up to 25sqrs	\$8,388
		<input type="checkbox"/>	Over 25sqrs	\$10,080
4.5	2740mm ground floor of standard double storey home	<input type="checkbox"/>	Up to 35sqrs	\$6,660
		<input type="checkbox"/>	Over 35sqrs	\$9,360
4.6	2740mm first floor of standard double storey home	<input type="checkbox"/>	Up to 35sqrs	\$4,420
		<input type="checkbox"/>	Over 35sqrs	\$7,820



Heating & Cooling

5.1	<input type="checkbox"/>	Bonaire 3.5kw wall mounted Reverse Cycle Split System Air Conditioner to bedroom	\$2,884
5.2	<input type="checkbox"/>	Bonaire 5.0kw wall mounted Reverse Cycle Split System Air Conditioner to nominated location	\$3,207
5.3	<input type="checkbox"/>	Bonaire 7.3kw wall mounted Reverse Cycle Split System Air Conditioner to nominated location	\$3,419
5.4	<input type="checkbox"/>	Bonaire Summerbreeze SBB950 evaporative cooling system to six multi directional ceiling mounted outlets	\$4,303
5.5	<input type="checkbox"/>	Additional ducted heating ceiling register to nominated room	\$145
5.6	<input type="checkbox"/>	Additional evaporative cooling outlet to nominated room	\$256
5.7	<input type="checkbox"/>	Jetmaster SLR-X fireplace with rear flue, clean face trim and driftwood kit	\$9,735

Plumbing

6.1	<input type="checkbox"/>	Recycled water plumbing connected to two toilet cisterns and two external taps as per Developer requirements	\$3,182
6.2	<input type="checkbox"/>	Recycled water plumbing connected to additional toilet cistern	\$111
6.3	<input type="checkbox"/>	Recycled water plumbing to washing machine connection	\$273
6.4	<input type="checkbox"/>	Capped hot and cold water points to nominated internal or external wall	\$626
6.5	<input type="checkbox"/>	Capped gas point to nominated wall	\$167
6.6	<input type="checkbox"/>	Single 1000 litre Round Splashtank water tank system in addition to standard solar hot water service	\$2,182
6.7	<input type="checkbox"/>	Single 1850 litre Slimline Splashtank water tank system in addition to standard solar hot water service	\$2,887
6.8	<input type="checkbox"/>	Single 2000 litre Round Splashtank water tank system in addition to standard solar hot water service	\$3,153
6.9	<input type="checkbox"/>	Capped cold water point to refrigerator space	\$170
6.10	<input type="checkbox"/>	2000 litre Slimline Rainwater water tank system in addition to standard solar hot water service	\$3,035





Flooring

Transform your house into a home with many flooring options to create warmth and texture. There is something to suit everyone.

7.1	Perfect Timber Floors Trendline range laminate flooring to nominated area	
<input type="checkbox"/>	Up to 50m ²	\$4,150
<input type="checkbox"/>	Up to 75m ²	\$6,225
<input type="checkbox"/>	Up to 100m ²	\$8,300
7.2	Perfect Timber Floors Bamboo Range flooring to nominated area	
<input type="checkbox"/>	Up to 50m ²	\$7,250
<input type="checkbox"/>	Up to 75m ²	\$10,875
<input type="checkbox"/>	Up to 100m ²	\$14,500
7.3	Perfect Timber Floors Firmfit Rigid Vinyl range flooring to nominated areas	
<input type="checkbox"/>	Up to 50m ²	\$4,850
<input type="checkbox"/>	Up to 75m ²	\$7,275
<input type="checkbox"/>	Up to 100m ²	\$9,700
7.4	Builder's range ceramic tiles to nominated area	
<input type="checkbox"/>	Up to 50m ²	\$5,000
<input type="checkbox"/>	Up to 75m ²	\$7,500
<input type="checkbox"/>	Up to 100m ²	\$10,000
7.5	Carpet Call category 1 carpet (single storey) excluding tiled areas	
<input type="checkbox"/>	Up to 50m ²	\$1,600
<input type="checkbox"/>	Up to 75m ²	\$2,400
<input type="checkbox"/>	Up to 100m ²	\$3,200
7.6	Carpet Call category 2 carpet (double storey) excluding tiled areas	
<input type="checkbox"/>	Up to 180m ²	\$7,005

Electrical

Create a space that is warm and inviting as you choose upgraded electrical layout and lighting options.

8.1	<input type="checkbox"/> Additional external light point to nominated location	\$95
8.2	<input type="checkbox"/> Up to 20 Mirabella round face fixed white/chrome down light (non-dimable globes)	\$2,595
8.3	<input type="checkbox"/> Up to 40 Mirabella round face fixed white/chrome down light complete (non-dimable globes)	\$4,896
8.4	<input type="checkbox"/> NBN Co Fibre Optic PROVISION ONLY to comply with NBN Co minimum requirement	\$1,490
8.5	<input type="checkbox"/> Opticomm base Optic fibre package	\$2,472
8.6	<input type="checkbox"/> Paradox Gold security system package	\$2,623
8.7	<input type="checkbox"/> Bradford Energy Solutions 4.2kW Photo-Voltaic package to double storey dwelling	\$5,575
8.8	<input type="checkbox"/> Beacon Lighting Habitat 400mm sphere pendant (White) (010866)	\$388

Structural

Building your dream home is our reward. Bring your ideas to life with our upgrade options.

9.1	<input type="checkbox"/>	Up to 450mm wide eaves to single storey dwelling	\$1,820
9.2	<input type="checkbox"/>	25 degree roof pitch to dwelling up to 25sqrs and garage	\$1,165
9.3	<input type="checkbox"/>	25 degree roof pitch to dwelling over 25sqrs and garage	\$1,400
9.4	<input type="checkbox"/>	Monier Horizon roof tiles with A Line hip capping including sarking	\$6,068
9.5	<input type="checkbox"/>	Colorbond metal roof including sisalation	\$2,828
9.6	<input type="checkbox"/>	Colorbond Matt metal roof including sisalation	\$4,212
9.7	<input type="checkbox"/>	Up to 20m ² render finish to nominated areas	\$1,820
9.8	<input type="checkbox"/>	Up to 35m ² render finish to nominated areas	\$3,185
9.9	<input type="checkbox"/>	Austral Group 2 bricks to single storey dwelling and garage (subject to ceiling height)	\$512
9.10	<input type="checkbox"/>	Austral Group 2 bricks to double storey dwelling and garage (subject to ceiling height)	\$960
9.11	<input type="checkbox"/>	Austral Group 3 bricks to single storey dwelling and garage (subject to ceiling height)	\$1,016
9.12	<input type="checkbox"/>	Austral Group 3 bricks to double storey dwelling and garage (subject to ceiling height)	\$1,905
9.13	<input type="checkbox"/>	Brick Work above front garage door opening inc galvanised steel lintel. Note: Only available with 2590mm and 2740mm ceiling height and/or stepdown to garage.	\$1,167
9.14	<input type="checkbox"/>	Colorbond Timbergrain finish to standard B&D Panelift Sectional lift-up garage door	\$508
9.15	<input type="checkbox"/>	Remote control unit to garage sectional lift up door including single power point for power connection and 3 hand held remotes	\$919
9.16	<input type="checkbox"/>	Up to 40m ² of 100mm reinforced coloured through concrete to driveway and/or path	\$5,111
9.17	<input type="checkbox"/>	Up to 40m ² of 100mm reinforced exposed aggregate concrete driveway and/or path to nominated location	\$7,145
9.18	<input type="checkbox"/>	Facade upgrade up to the value of \$3,000	\$3,000
9.19	<input type="checkbox"/>	Facade upgrade up to the value of \$9,000	\$9,000
9.20	<input type="checkbox"/>	Facade upgrade up to the value of \$12,000	\$12,000
9.21	<input type="checkbox"/>	Brick Work over windows (price per window)	\$118
9.22	<input type="checkbox"/>	\$2,500 allowance to spend at Simonds Gallery	\$2,500
9.23	<input type="checkbox"/>	\$5,000 allowance towards Raised Ceiling Fusion option Note: Only available to specific designs with raised ceiling fusion option. Note: Additional cost of fusion option must be charged to client outside promotion.	\$5,000

Laundry

10.1	<input type="checkbox"/>	900mm long base cupboard with Everhard Benchline 45 litre stainless steel insert trough, Alder Milano sink mixer with veggie spray and 400mm high ceramic tile splashback to laundry	\$842
10.2	<input type="checkbox"/>	900mm overhead cupboard with door	\$611
10.3	<input type="checkbox"/>	20mm Caesarstone benchtop (only with 900mm long base cupboards) (Builders 6 range)	\$653
10.4	<input type="checkbox"/>	750mm wide built plaster lined broom cupboard inc flushed panel hinged door	\$357
10.5	<input type="checkbox"/>	1200mm extended laminated bench top only inc ceramic tiled splashback	\$462

Windows & Doors

11.1	<input type="checkbox"/>	Lovelight single roller blinds CAT 1 Zen throughout dwelling to 13 windows (single storey)	\$2,167
11.2	<input type="checkbox"/>	Lovelight single roller blinds to facade windows and 11 single blackout roller blinds throughout, to remaining windows and sliding doors of single story dwelling	\$2,722
11.3	<input type="checkbox"/>	Lovelight single roller blinds throughout single storey dwelling to 21 windows	\$3,500
11.4	<input type="checkbox"/>	2340mm high x 820mm wide flush panel hinged door to nominated location	\$144
11.5	<input type="checkbox"/>	Gainsborough Omis privacy lever set to nominated room (per item)	\$27
11.6	<input type="checkbox"/>	2127-3 aluminium alfresco door	\$786
11.7	<input type="checkbox"/>	2136-3 aluminium alfresco door	\$3,266
11.8	<input type="checkbox"/>	2154-6 aluminium alfresco door	\$5,497
11.9	<input type="checkbox"/>	Double 2040mm high x 820mm wide Hume SIMXS27 front entry doors with clear glazing	\$1,393
11.10	<input type="checkbox"/>	2340mm high x 820mm wide Hume SIMXS27 front entry door with clear glazing	\$423
11.11	<input type="checkbox"/>	Double 2340mm high x 820mm wide Hume SIMXS27 front entry doors with clear glazing	\$1,622
11.12	<input type="checkbox"/>	Aluminium sliding flydoor with nylon mesh to nominated external sliding door	\$309
11.13	<input type="checkbox"/>	Fixed aluminium framed flyscreen with nylon mesh to openable window	\$65
11.14	<input type="checkbox"/>	Aluminium sliding barrier door with diamond grill and nylon mesh to nominated external door	\$554



LIFETIME STRUCTURAL GUARANTEE*



Since 1949 Simonds has developed an enviable reputation for building Australia's best homes. From humble beginnings, Simonds is now one of Australia's leading homebuilders. Today, with three generations of builders providing hands-on experience, our commitment to building quality, affordable and stylish homes has never been stronger.

This is what truly sets us apart.

* Terms and Conditions: www.simonds.com.au/terms-and-conditions



Our Difference



Established 1949

Since 1949, we've been building homes for Australian families. That's more than 70 years of quality craftsmanship, affordability and design excellence.



Award Winning Builder

We're proud of our homes. And with the many design and building awards we've won over the years we have good reason to be. Our greatest reward, however, is realising the dream for Australian families.



Preferred Land Partners

We have strong partnerships with Australia's leading land developers. That means we have access to premium blocks in estates across the country.



Fixed Site Costs

Our fixed price house and land packages are just that. Fixed. There are no hidden extras or surprise costs. That means the price on your final contract is the price you pay. Guaranteed.



Guaranteed Site Start

When you build a new home with Simonds Homes, we commit to even greater certainty of timing, when you have finance and titled land. Being confident about our build team, knowing you have a site and finance arranged, means we will guarantee your site start date. That's great peace of mind to help you plan your move.



Lifetime Structural Guarantee

Since 1949 Simonds has developed an enviable reputation for building Australia's best homes. From humble beginnings, Simonds is now one of Australia's leading homebuilders. Today, with three generations of builders providing hands-on experience, our commitment to building quality, affordable and stylish homes has never been stronger.



Make the Move to Wellness

Simonds Homes has taken up the next great challenge: designing homes that actively fuse health, nature and science to promote home wellness in a simple, yet revolutionary way.

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

Terms and Conditions

Excludes Precinct, Masterpiece, Heritage, Xpress, Small Lot and Simvesta ranges.

Not available in conjunction with any other offer. Promotion limited to one per building contract.

\$2,500 Simonds Gallery voucher cannot be exchanged for cash or used as a discount on the price of the home. Valid for single use only. Offer and prices are correct at time of publication (September 2019) and can vary depending on build region. Simonds Homes reserves the right to end or alter this 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 initial deposit. All floor plans, facade 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 and 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. Speak to a Simonds Homes consultant for more information and visit www.simonds.com.au for full details on each item.