

FIXED PRICE

# House & Land Package



FIXED PRICE  
GUARANTEE

SPEND \$5K & RECEIVE  
**\$15K**  
WORTH OF UPGRADES

STRUCTURAL  
LIFETIME  
GUARANTEE

HEPBURN 25 | ELEVATE RANGE

# \$931,221\*

Lot 3416, Burnside  
Modeina Estate (472m<sup>2</sup>)



FIRST HOME OWNERS -

### INCLUSIONS

- + Fixed price Site Costs
- + Developer & council requirements
- + 40m<sup>2</sup> of coloured concrete Driveway
- + Colorbond Sectional garage door & remote controls
- + 20 LED Downlights to 20 additional light points
- + Floor coverings to entire house
- + 20mm Stone benchtops to kitchen, Bathrooms and Ensuite
- + Quality 900mm stainless steel dual fuel (gas burners and electric oven) freestanding upright cooker.
- + Ducted Heating and Choice of Ducted Evaporative Cooling or Split Systems to family and master
- + Plus much more!



For enquiries please contact: **Aneeqa Raza - 0425 059 995**

[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 11/05/2024.

