

FROM \* PRICE

# House & Land Package



GRESSWELL 41 | ELITE RANGE

BUILDING  
QUALITY HOMES  
SINCE 1949

SPEND \$5K & RECEIVE

# \$32K

WORTH OF UPGRADES

STRUCTURAL  
LIFETIME  
GUARANTEE

# \$1,271,804\*

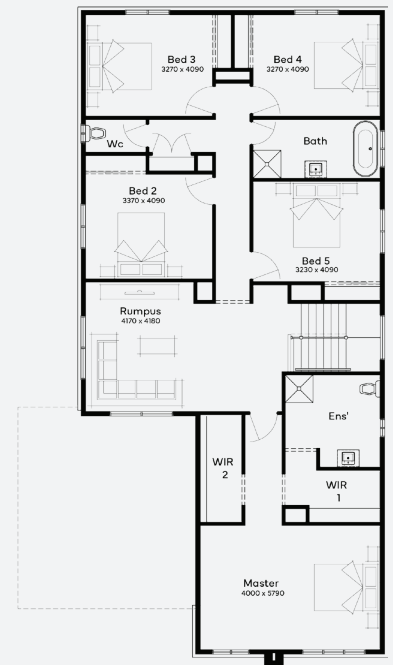
Lot 104, WAURN PONDS  
The Grange Estate (854m<sup>2</sup>)



FIRST HOME OWNERS -

## INCLUSIONS

- + Generous Site Costs
- + Developer & council requirements
- + Feature front entry door
- + Colorbond Sectional garage door & remote controls
- + Floor coverings to entire house Including Porcelain Tiles or Engineered Timber Floors & Upgraded Carpet
- + Stone benchtops to kitchen, Bathrooms and Ensuite
- + Smeg 900mm stainless steel electric free standing oven and gas cooktop.
- + Square set ceilings to entry and connected main living rooms on ground floor
- + Ducted Heating & Choice of Ducted Evaporative Cooling or Split Systems
- + Colorbond custom orb roofing or Monier Atura concrete roof tile



For enquiries please contact: **Bruno Esposti - 0435219103**

[simonds.com.au](http://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](http://www.simonds.com.au/terms-and-conditions). This package applies to VIC - Elite range only. Please speak with your sales consultant for further details. Pricing is current at 17/10/2024.