

Elevate



How Australia Homes.

Home. For most of us, that's the Great Australian Dream. More than a house, home is where we find comfort. Where we feel safe. It's the place where we truly belong. The value we place in 'home' is undeniable. It's what defines us, because home is about more than where you live, it's about who you are.

That's what moved Gary Simonds to build the very first 'Simonds' home, for his mum back in 1949. We've given every home the same care since, because to most Australians who build with us, it's their first time too.

For 75 years, we've worked hard, through invention and innovation. Making this Great Australian Dream a reality by placing homeownership within Australia's reach. Our country is home to all - and because belonging looks different to all of us, 'home' will always look different too.

We know Australia. We've been building it for a long time. Simonds has homed generations, and we understand the distinct fabric of our country because we build more of it every day. It's this legacy and knowledge that will help home families for generations to come. Because at Simonds, we don't build a home just for the building, we build it for the life that fills it.

Simonds has helped shape Australia. Few can say that. Whether we're looking back at the homes of yesteryear, what we're building now, or everything that's still to come.

We've not only shaped what Australia looks like, but more importantly, *how Australia homes.*

The Simonds story all started with a passionate family-man, Gary Simonds. He envisioned a builder that Australians could rely on to guide them through the process of crafting their perfect home, and this vision remains at the heart of our business today.

Over 75 years on, our extensive experience enables us to provide unique insights into building the ideal family home, with a personalised approach that caters to individual needs.

As we adapt to the future, we remain committed to helping Australians fulfil their dream of owning a quality, affordable home.

The Simonds Difference

- ✓ Fixed price guarantee
- ✓ Guaranteed site start
- ✓ Lifetime structural guarantee
- ✓ Multi-award winning
- ✓ Building quality homes for 75 years





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Acreage Designs

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Your New Home Journey Simplified

At Simonds, we believe that your journey to your new home should be uncomplicated. That's why we're here to help you every step of the way. From selecting the perfect house and land package to making your home uniquely yours, we're here to guide you from start to finish.

1 Finding your dream home

By now, you might have spent weeks or months researching, visiting display centres and sifting through floor plans in search of your dream home. It can be easy to get lost among all of the options at your fingertips, but remember, you don't have to navigate these choices alone. Our New Home Specialists will be right by your side working within your specific land, lifestyle and budget requirements to help find the perfect fit for you.

2 Making it yours

As you select your home design, you might find that you want to make some tweaks to your floor plan. In most cases, we'll be able to find your perfect layout within our extensive home collection and popular structural options. But, if you do want to customise your home further, your New Home Specialist will be able to listen to your vision and work through your individual requests.

3 Fine tuning your file

Once you've found your perfect fit, if you have titled land we'll get to work on preliminary site works such as soil reports and bushfire assessments. From here your New Home Specialist will introduce you to your Customer Relationship Coordinator for the remainder of your journey.

4

The finishing touches

Now, this is where the fun begins! Start gathering your colour mood boards and inspiration photos in time for your exciting Gallery appointment. Here, you'll be guided by one of our expert Gallery Consultants to make all the colour selections for your new home. Then, you'll either sit down with our team or sign-off electronically on every detail in your Simonds and HIA Building Contracts. Lastly, once your approved finance, building permits and land title are finalised we can progress onto the next stage and go to site.

5

Your build

After all your planning and preparation, you're now heading on-site to see your build begin to take shape. Here, you'll be introduced to your Site Supervisor who oversees all the trades and works completed on your home. Over the course of the build, you'll get the opportunity to meet with them during the five Quality Assurance Inspection milestones.

6

Construction begins!

1. Slab

Start to feel the excitement in the air as your footings go down and your slab is poured.

2. Frame

At this step, things really start to take shape as your frame is erected.

3. Lock up

Now, this one's a big one. Your roofing, bricks, windows and external doors are all installed.

4. Fixing

Here, you'll be able to start picturing your new home as all interiors, flooring, cabinetry and fixtures are installed, bringing all of your Gallery selections to life!

5. PCI and Settlement

Once the final inspections have been completed, we'll progress through to Settlement, where the remaining funds are paid, the Certificate of Occupancy is issued, and you're handed the keys.

7

We're with you for the long run

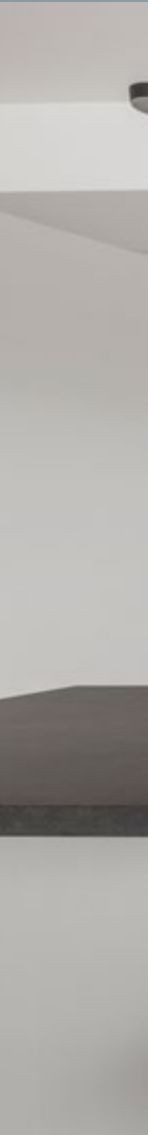
From start to finish, we'll be right by your side. With our dedicated Maintenance Team and Lifetime Structural Guarantee, our commitment to you lasts long after we've handed over the keys.

Elevate Range

Get more space, more comfort and more character with a range of homes that encourage connection. Elevate goes above and beyond while grounding your lifestyle in thoughtfully designed spaces that make the most of life's everyday moments and big milestones. It's the natural next step for families looking ahead or for those who feel at home amongst innovation and elevated style, with the freedom to craft gourmet kitchens, bathrooms and sleep sanctuaries that are uniquely yours.

Standard Inclusions List

Scan the QR code to see the full listing of the Elevate Range inclusions or visit simonds.com.au







ELEVATE RANGE

Single Storey

DESIGNS

Single Storey Facades

For facade pricing or material and colour options,
please speak to your New Home Specialist, or visit simonds.com.au.

Facade images are for illustrative purposes only and may not represent the final product as shown. Features such as fencing, landscaping, letterbox, decking, driveway and decorative features may not be offered or included as standard by Simonds Homes. Additional cost floor plan options, fixtures and fittings may also be shown. Please speak with a New Home Specialist for further details.



Byron

✓ INCLUDED



Davison

✓ INCLUDED



Guthrie

✓ INCLUDED



Madden

✓ INCLUDED



Beasley

+ UPGRADE



Gilmore

+ UPGRADE



Haines

+ UPGRADE



Linsay

+ UPGRADE



Newland

+ UPGRADE



Wiltshire

+ UPGRADE

Single Storey

9m+ Lot Width





Home Designs

Min Lot Depth	Design				
30	Dempsey 17	3	2	2	1





Dempsey 17

 3
  2
  2
  1

Plan Size (WxL)
7.95m x 22.79m

Minimum Lot Size (WxL)
9m x 30m

Room Sizes

Master Bedroom	3500 x 3110
Bedroom 2	3000 x 2800
Bedroom 3	3000 x 2800
Family	3200 x 3490
Dining	2800 x 4020
Kitchen	4560 x 2450
Living	3000 x 4020
Garage	6480 x 3000

Specifications

Ground Floor	137.71m ²	14.82sq
Garage	21.98m ²	2.37sq
Porch	2.30m ²	0.25sq
Total	161.99m²	17.44sq

Facade Options

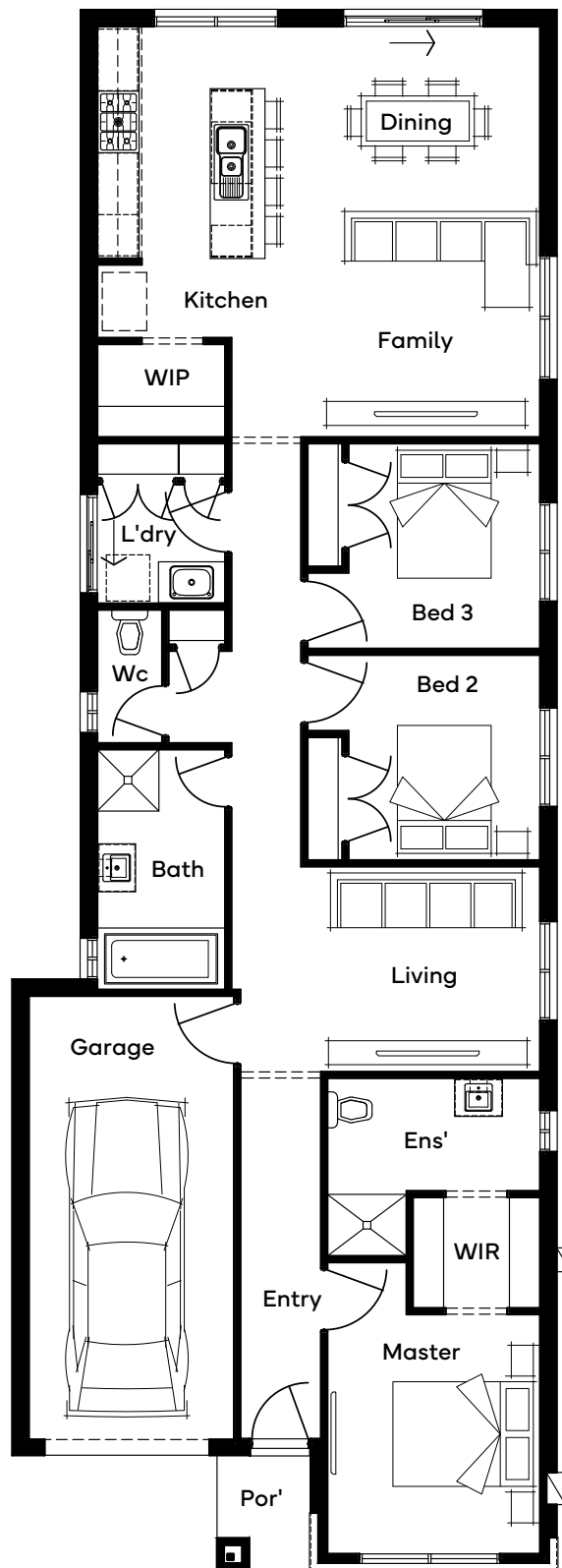
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Family to Front
- + Ensuite
- + Butler's Pantry 1
- + Butler's Pantry 2
- + Powder Room
- + Bed 4
- + Rear Flip



Scan for all design and facade options available with the Dempsey 17; or visit simonds.com.au



Standard floorplan shown

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 Specifications and room sizes may differ based on selected facade.

Single Storey

12.5m+ Lot Width

Home Designs

Min Lot Depth	Design						
30	Everett 24	4	3	2	-	2	1
30	Gardiner 23	4	2	2	-	2	-
32	Gardiner 25	4	2	2	1	2	1
32	Miller 25	4	3	2	1	2	1
30	Rankin 23	4	2	2	1	2	1



Everett 24

 4

 3

 2

 2

 1

Plan Size (WxL)

11.27m x 21.82m

Minimum Lot Size (WxL)

12.5m x 30m

Room Sizes

Master Bedroom	4300 x 3350
Bedroom 2	3000 x 3350
Bedroom 3	3000 x 3010
Bedroom 4	3000 x 3010
Living	2890 x 3390
Family	3750 x 2820
Dining	2770 x 4310
Kitchen	3750 x 2490
Kids Retreat	3450 x 3090
Garage	6000 x 5510
Alfresco	2400 x 3480

Specifications

Ground Floor	172.28m ²	18.54sq
Garage	36.25m ²	3.90sq
Alfresco	8.35m ²	0.90sq
Porch	4.05m ²	0.44sq
Total	220.93m²	23.78sq

Facade Options

- + Byron

+ Madden

+ Guthrie

+ Davison
- + Beasley

+ Gilmore

+ Haines

+ Lindsay
- + Newland

+ Wiltshire

Structural Options

- + Butler's Pantry

+ Lounge to Front

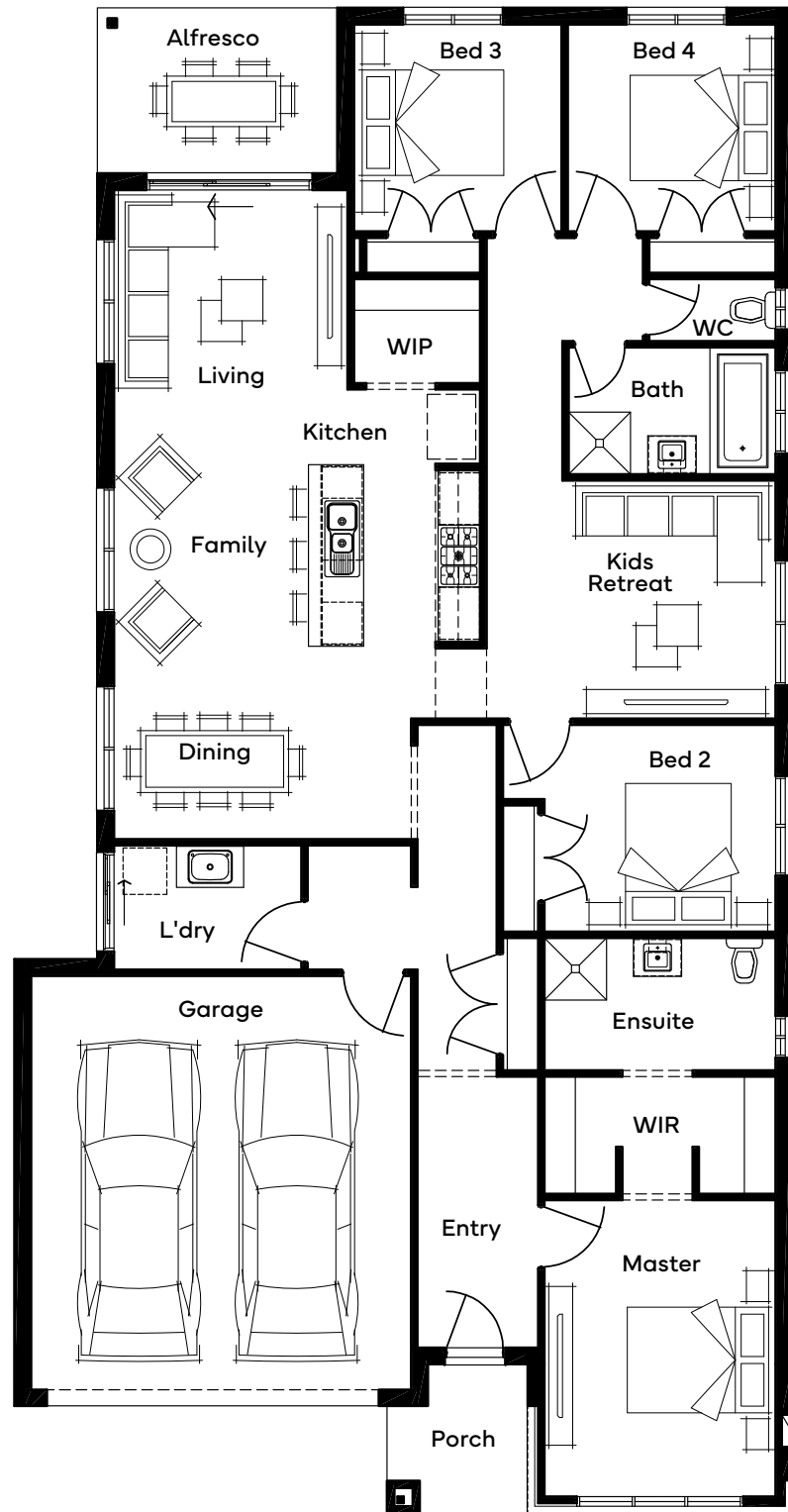
+ Larger Living
- + Rear Flip

+ Rear Flip & Butler's Pantry

+ Rear Flip & Larger Living







Scan for all design and facade options available with the Everett 24; or visit simonds.com.au



Standard floorplan shown

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Specifications and room sizes may differ based on selected facade.

Gardiner 23

 4
  2
  2
  2

Plan Size (WxL)

11.27m x 21.47m

Minimum Lot Size (WxL)

12.5m x 30m

Room Sizes

Master Bedroom	4450 x 3350
Bedroom 2	3000 x 3350
Bedroom 3	3000 x 3840
Bedroom 4	3000 x 3710
Living	3400 x 4460
Dining	2900 x 4460
Kitchen	5010 x 3230
Lounge	3270 x 3970
Garage	6000 x 5510

Specifications

Ground Floor	177.11m ²	19.06sq
Garage	36.25m ²	3.90sq
Porch	4.05m ²	0.44sq
Total	217.41m²	23.40sq

Facade Options

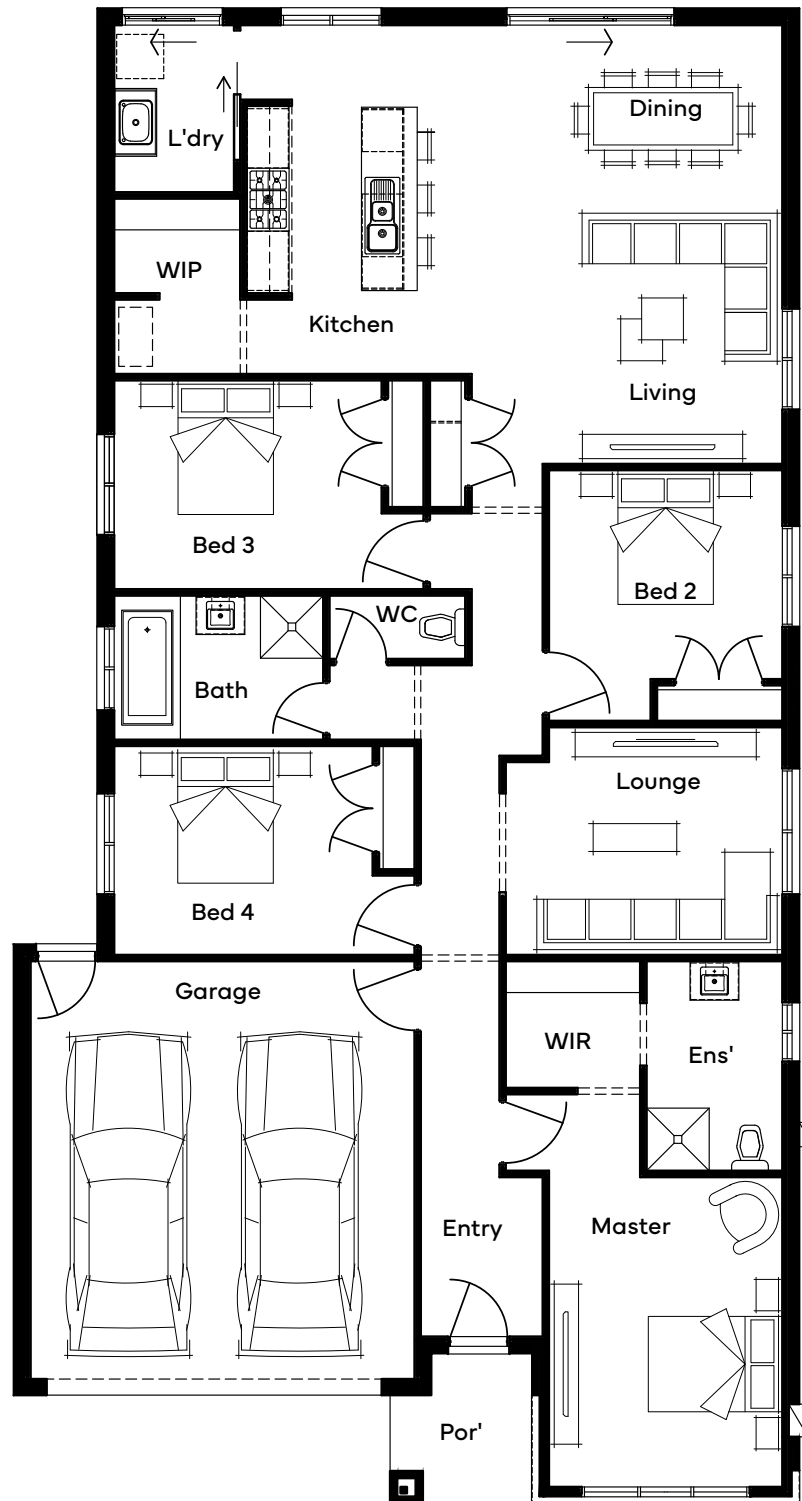
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Ensuite
- + Butler's Pantry
- + Alfresco
- + 4 Bed & Lounge to front
- + Media - 16m Frontage
- + Rear Flip
- + Rear Flip & Butler's Pantry
- + Rear Flip & Alfresco
- + Rear Flip with 4 Bed & Lounge to front









Scan for all design and facade options available with the Gardiner 23; or visit simonds.com.au



Standard floorplan shown

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Gardiner 25

 4
  2
  2
  1
  2
  1

Plan Size (WxL)

11.27m x 22.91m

Minimum Lot Size (WxL)

12.5m x 32m

Room Sizes

Master Bedroom	4030 x 3350
Bedroom 2	3000 x 3710
Bedroom 3	3000 x 3710
Bedroom 4	3000 x 3300
Living	3800 x 3990
Dining	5540 x 3530
Kitchen	3950 x 2580
Lounge	3400 x 3900
Garage	6000 x 5510
Alfresco	3000 x 3480

Specifications

Ground Floor	181.17m ²	19.50sq
Garage	36.25m ²	3.90sq
Alfresco	10.44m ²	1.12sq
Porch	4.05m ²	0.44sq
Total	231.91m²	24.96sq

Facade Options

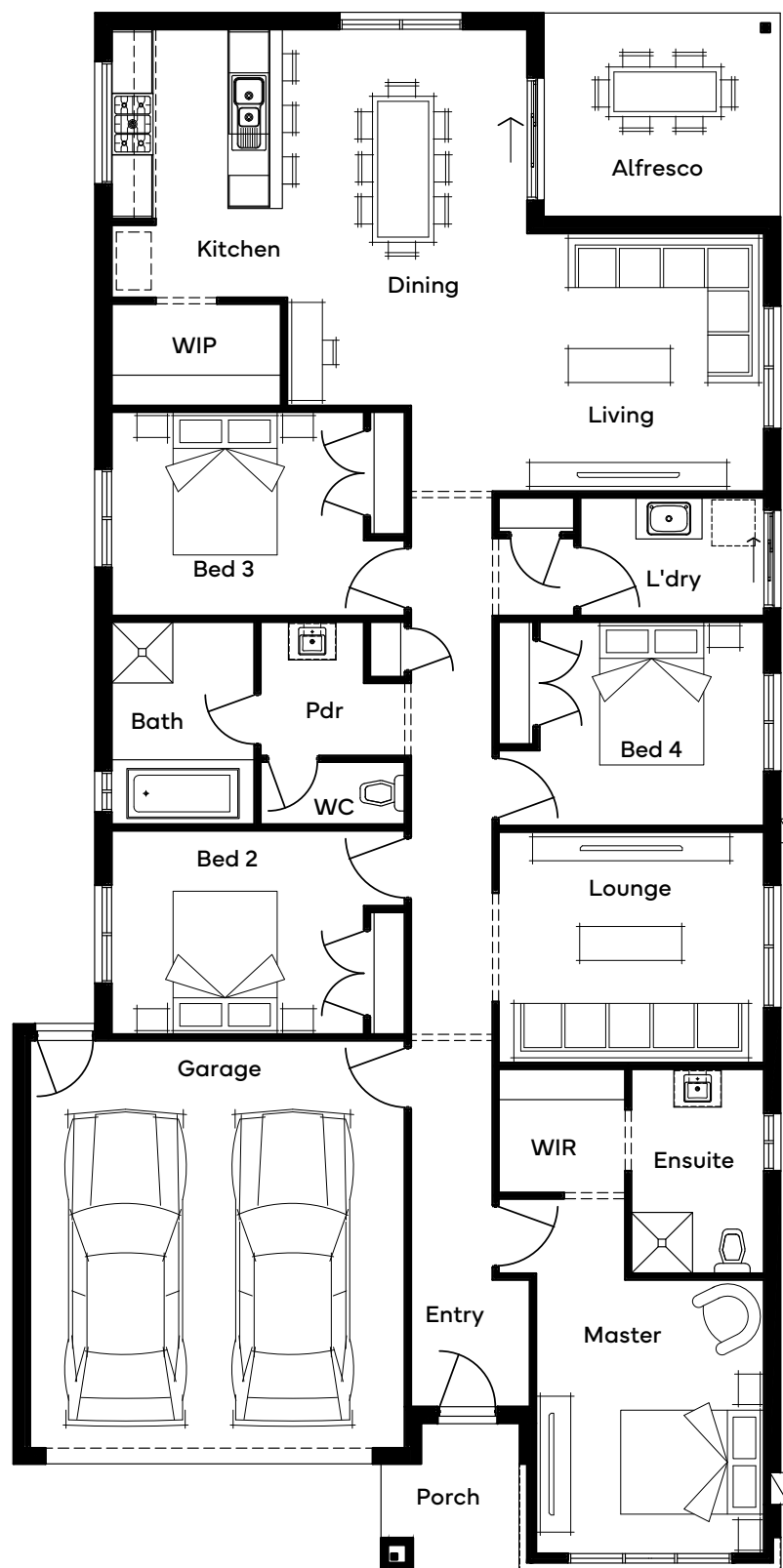
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Kitchen
- + Butler's Pantry
- + Ensuite 2
- + Lounge to Front & Ensuite 2
- + Media – 16m Frontages
- + Rear Flip
- + Rear Flip & Kitchen
- + Rear Flip & Butler's Pantry









Scan for all design and facade options available with the Gardiner 25; or visit simonds.com.au



Standard floorplan shown

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Miller 25

 4
  3
  2
  1
  2
  1

Plan Size (WxL)

11.27m x 23.51m

Minimum Lot Size (WxL)

12.5m x 32m

Room Sizes

Master Bedroom	3750 x 3190
Bedroom 2	3000 x 3350
Bedroom 3	3000 x 3000
Bedroom 4	3000 x 3000
Living	4000 x 4140
Dining	2900 x 4140
Kitchen	2740 x 3210
Lounge	3470 x 3350
Kids Retreat	2700 x 4080
Garage	6000 x 5510
Alfresco	3840 x 2880

Specifications

Ground Floor	186.59m ²	20.09sq
Garage	36.25m ²	3.90sq
Alfresco	11.06m ²	1.19sq
Porch	4.05m ²	0.44sq
Total	237.96m²	25.61sq

Facade Options

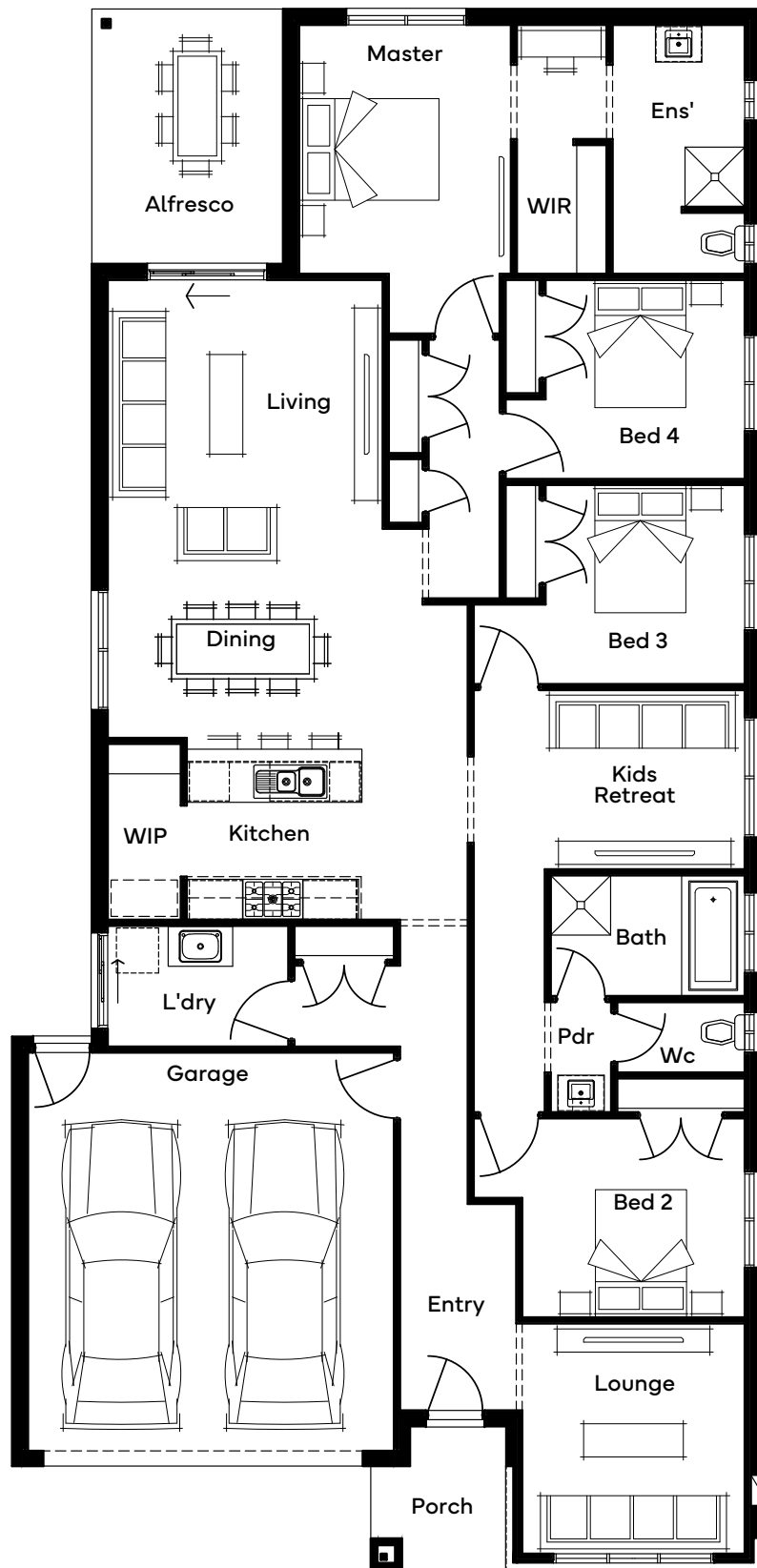
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Butler's Pantry 1
- + Butler' Pantry 2
- + Rear Flip
- + Rear Flip & Butler's Pantry 1
- + Rear Flip & Butler's Pantry 1









Scan for all design and facade options available with the Miller 25; or visit simonds.com.au



Standard floorplan shown

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 Specifications and room sizes may differ based on selected facade.

Rankin 23

 4
  2
  2
  1
  2
  1

Plan Size (WxL)

11.27m x 21.23m

Minimum Lot Size (WxL)

12.5m x 30m

Room Sizes

Master Bedroom	3600 x 3350
Bedroom 2	3000 x 3400
Bedroom 3	3000 x 3400
Bedroom 4	3000 x 3120
Living	3500 x 4350
Dining	2800 x 4350
Kitchen	2730 x 4400
Theatre	3600 x 3500
Garage	6000 x 5510
Alfresco	4080 x 2880

Specifications

Ground Floor	162.94m ²	17.54sq
Garage	36.25m ²	3.90sq
Alfresco	11.75m ²	1.26sq
Porch	4.05m ²	0.44sq
Total	214.99m²	23.14sq

Facade Options

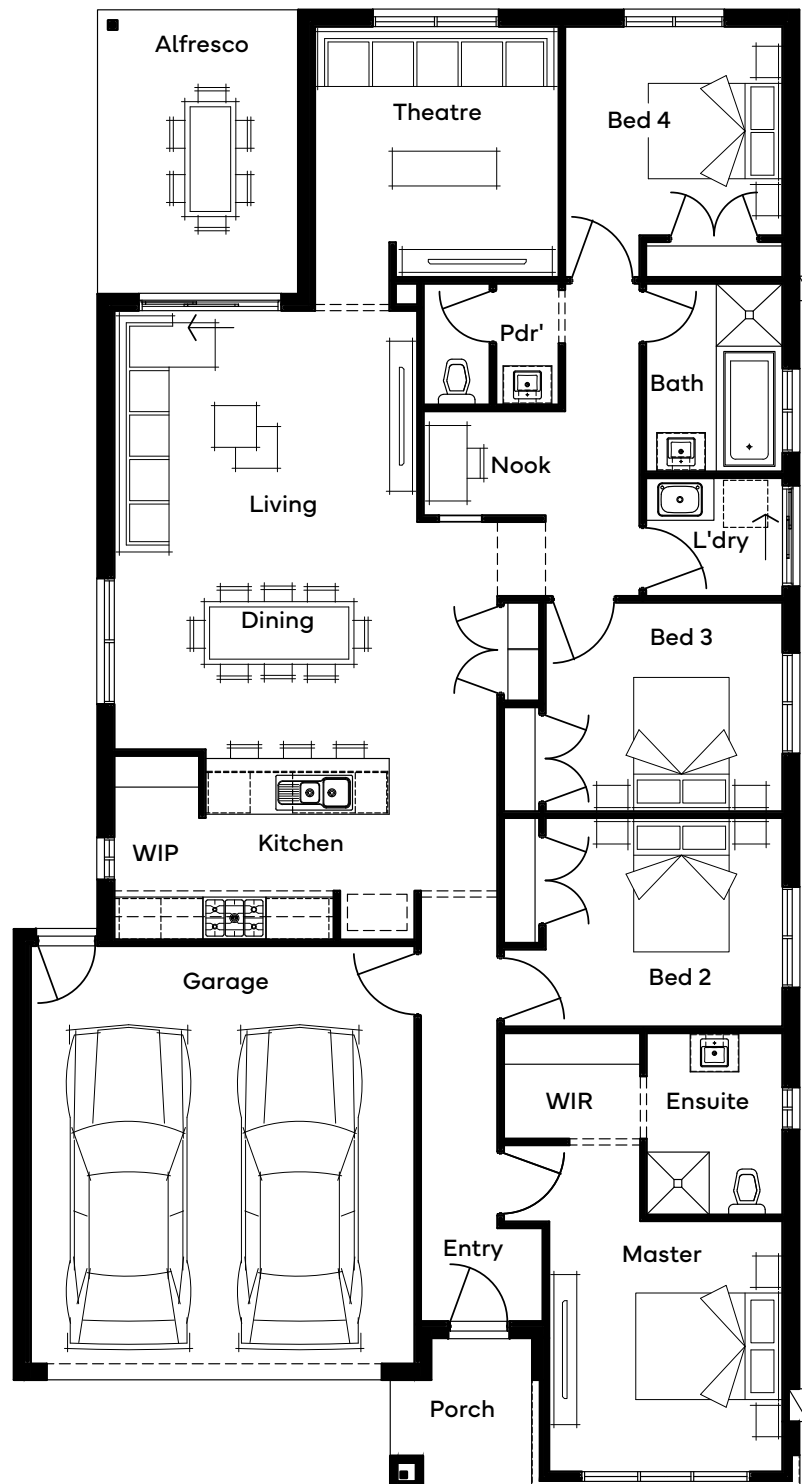
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Butler's Pantry
- + Ensuite
- + 3 Living ILO 4th Bed
- + Walk in Linen
- + Rear Flip
- + Rear Flip & Butler's Pantry



Scan for all design and facade options available with the Rankin 23; or visit simonds.com.au









Standard floorplan shown

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Single Storey






14m+ Lot Width

Home Designs

Min Lot Depth	Design						
30	Aitken 27	4	2	2	-	2	1
30	Boyd 25	4	1	2	1	2	1
30	Menzel 23	4	2	2	-	2	-



Aitken 27

 4
  2
  2
  2
  1

Plan Size (WxL)

13.07m x 20.99m

Minimum Lot Size (WxL)

14m x 30m

Room Sizes

Master Bedroom	3800 x 3230
Bedroom 2	2950 x 3950
Bedroom 3	3000 x 3350
Bedroom 4	3100 x 3030
Family	4520 x 4220
Dining	4510 x 3720
Kitchen	4250 x 2530
Media	3310 x 4550
Garage	6000 x 5510
Alfresco	4320 x 3720

Specifications

Ground Floor	193.69m ²	20.85sq
Garage	36.43m ²	3.92sq
Alfresco	16.07m ²	1.73sq
Porch	4.12m ²	0.44sq
Total	250.30m²	26.94sq

Facade Options

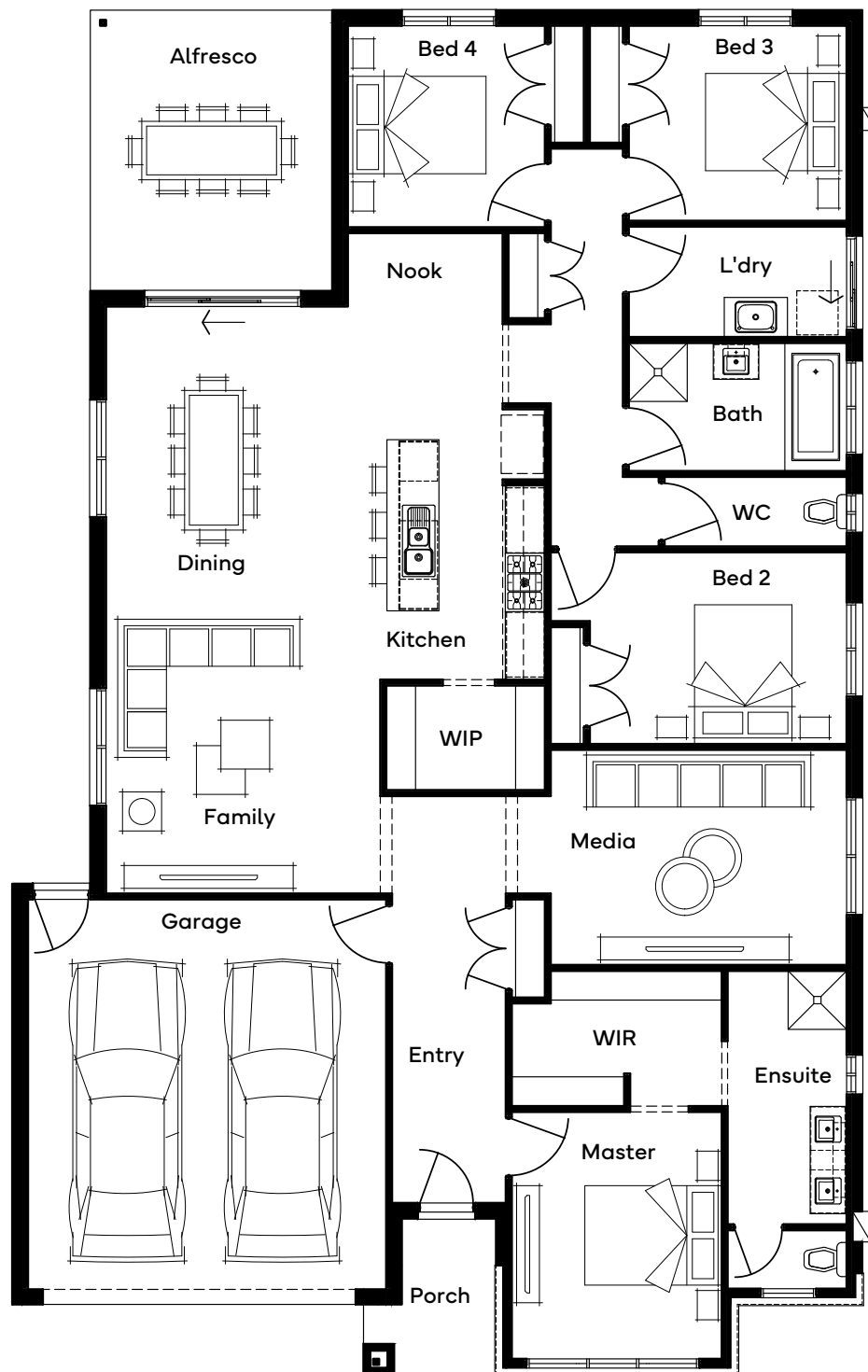
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Mid Master Option
- + Bathroom & Laundry
- + Butler's Pantry
- + Rear Flip
- + Rear Flip + Butler's Pantry
- + Rear Flip + Bathroom & Laundry









Scan for all design and facade options available with the Aitken 27; or visit simonds.com.au



Standard floorplan shown

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 Specifications and room sizes may differ based on selected facade.

Boyd 25

 4
  1
  2
  1
  2
  1

Plan Size (WxL)

12.59m x 12.59m

Minimum Lot Size (WxL)

14m x 30m

Room Sizes

Master Bedroom	4830 x 4310
Bedroom 2	3000 x 3700
Bedroom 3	3030 x 3160
Bedroom 4	3030 x 3100
Family	4150 x 5630
Dining	4040 x 3440
Kitchen	4040 x 2840
Garage	6000 x 5510
Alfresco	4680 x 3120

Specifications

Ground Floor	181.19m ²	19.50sq
Garage	36.34m ²	3.91sq
Alfresco	14.60m ²	1.57sq
Porch	4.86m ²	0.52sq
Total	236.99m²	25.51sq

Facade Options

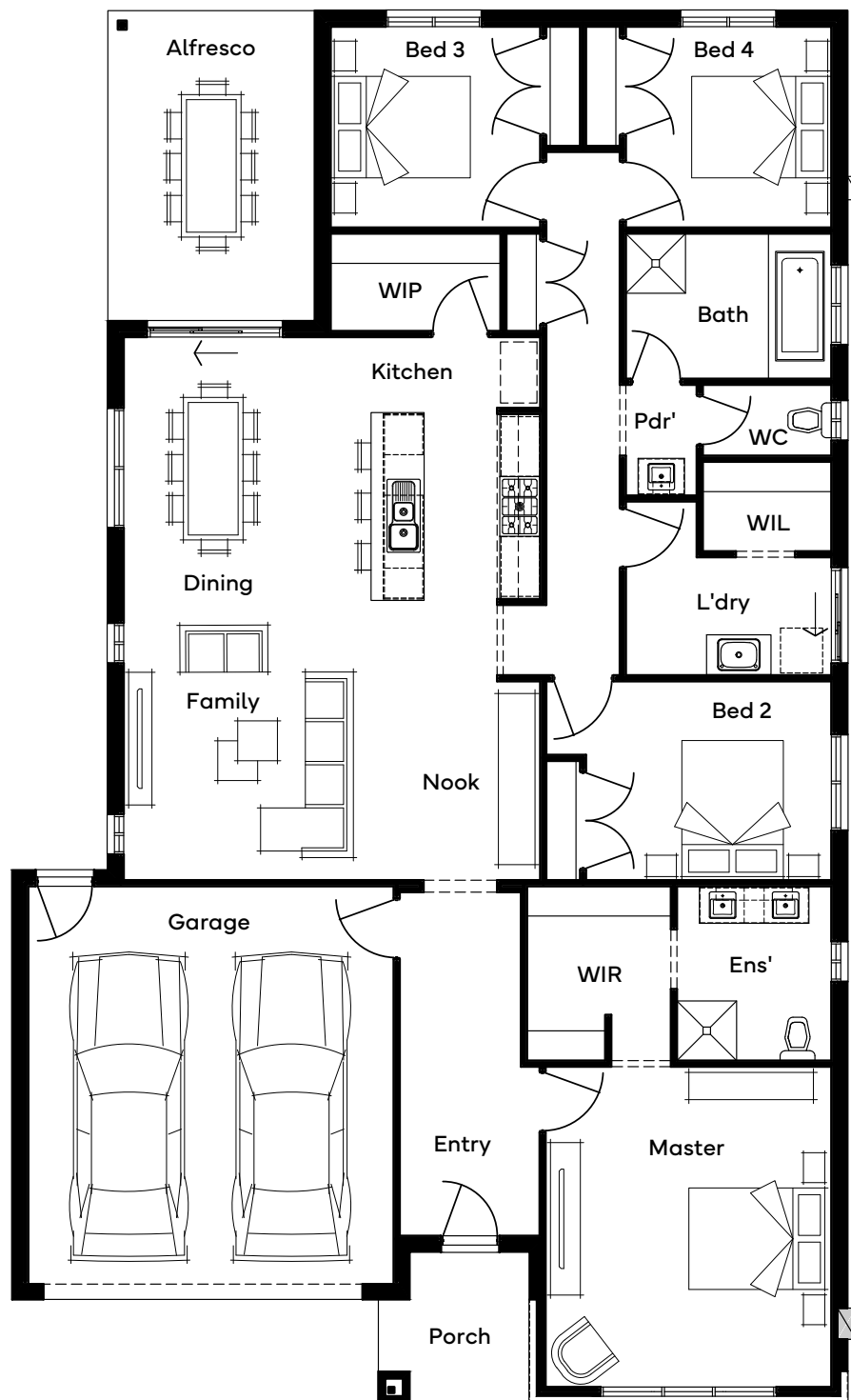
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Butler's Pantry
- + Ensuite 1
- + Ensuite 2
- + Living to Front 18m
- + Side Alfresco
- + Rear Flip 1
- + Rear Flip 1 & Butler's Pantry
- + Rear Flip 2
- + Rear Flip 2 & Butler's Pantry
- + Rear Flip 3




Scan for all design and facade options available with the Boyd 25; or visit simonds.com.au





Standard floorplan shown


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Specifications and room sizes may differ based on selected facade.

Menzel 23

 4

 2

 2

 2

Plan Size (WxL)
11.27m x 21.47m

Minimum Lot Size (WxL)
14m x 30m

Room Sizes

Master Bedroom	4000 x 3350
Bedroom 2	3000 x 3350
Bedroom 3	3000 x 3300
Bedroom 4	3000 x 3000
Living	4120 x 3560
Dining	4350 x 2920
Kitchen	4140 x 2440
Family	4790 x 3710
Garage	6000 x 5510

Specifications

Ground Floor	176.37m ²	18.98sq
Garage	36.46m ²	3.92sq
Porch	4.05m ²	0.44sq
Total	216.88m²	23.35sq

Facade Options

- + Byron

+ Madden

+ Guthrie

+ Davison
- + Beasley

+ Gilmore

+ Haines

+ Lindsay
- + Newland

+ Wiltshire

Structural Options

- + Ensuite 1

+ Ensuite 2

+ Butler's Pantry 1

+ Butler's Pantry 2

+ Alfresco ILO Family
- + Alternate Kitchen

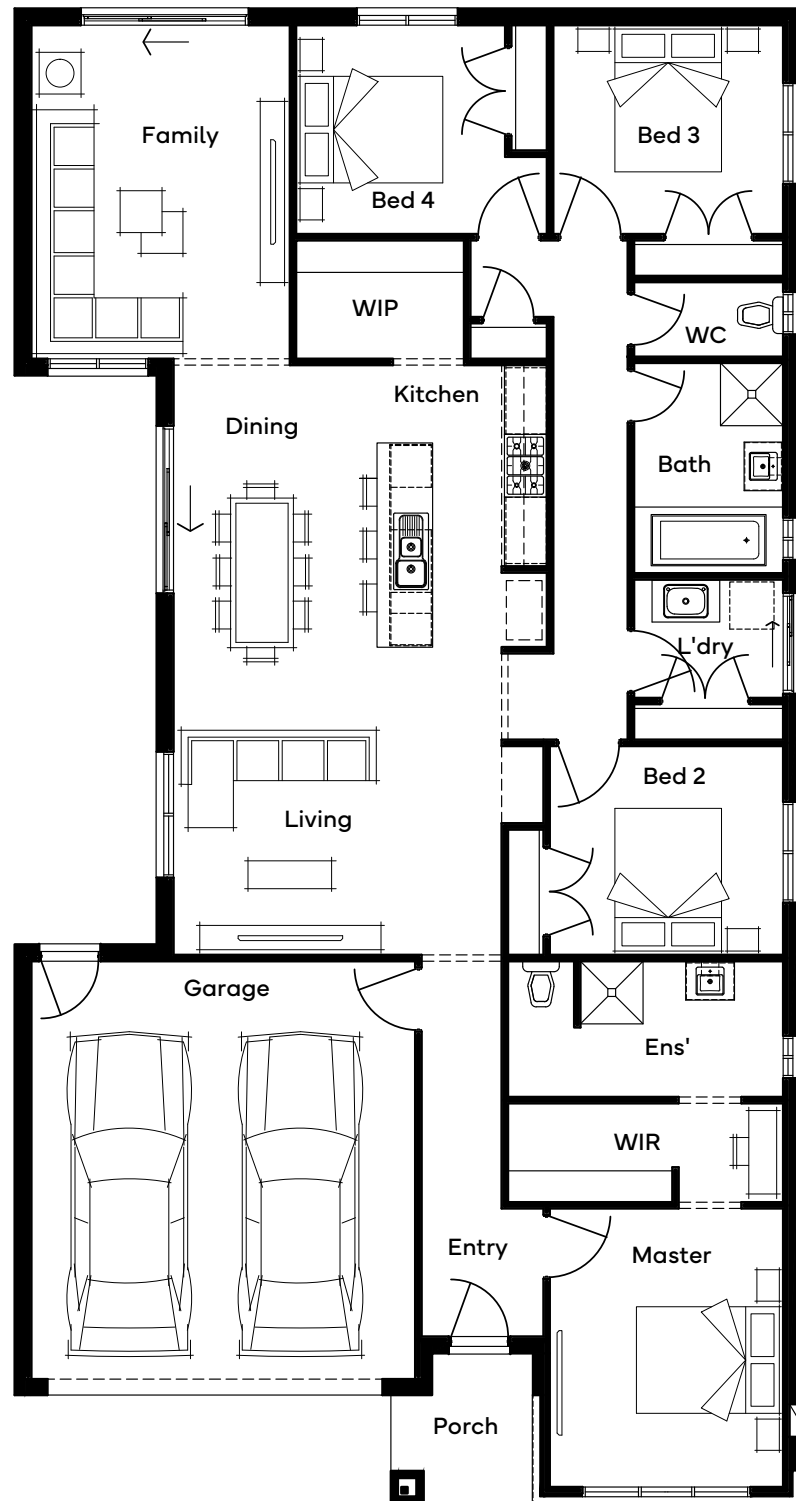
+ Media 16m – Frontage

+ Rear Flip

+ Rear Flip & Butler's Pantry



Scan for all design and facade options available with the Menzel 23; or visit simonds.com.au





Standard floorplan shown

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Specifications and room sizes may differ based on selected facade.

Single Storey







15m+ Lot Width

Home Designs

Min Lot Depth	Design							
28	Marschall 26	4	3	2	1	1	2	-
30	Marschall 29	4	3	2	1	1	2	1
28	Milburn 26	4	3	2	1	-	2	-
30	Milburn 29	4	3	2	1	1	2	-
32	Milburn 31	4	4	2	1	1	2	-



Marshall 26

 4
  3
  2
  1
  1
  2

Plan Size (WxL)

13.79m x 19.91m

Minimum Lot Size (WxL)

15m x 28m

Room Sizes

Master Bedroom	3500 x 4070
Bedroom 2	3300 x 3020
Bedroom 3	3000 x 3020
Bedroom 4	3000 x 3000
Living	4000 x 4200
Dining	4000 x 3510
Kitchen	2590 x 2790
Theatre	3700 x 4070
Kids Retreat	3600 x 3000
Study	2030 x 3110
Garage	6000 x 5510

Specifications

Ground Floor	206.62m ²	22.24sq
Garage	4.11m ²	0.44sq
Porch	36.42m ²	3.92sq
Total	247.15m²	26.60sq

Facade Options

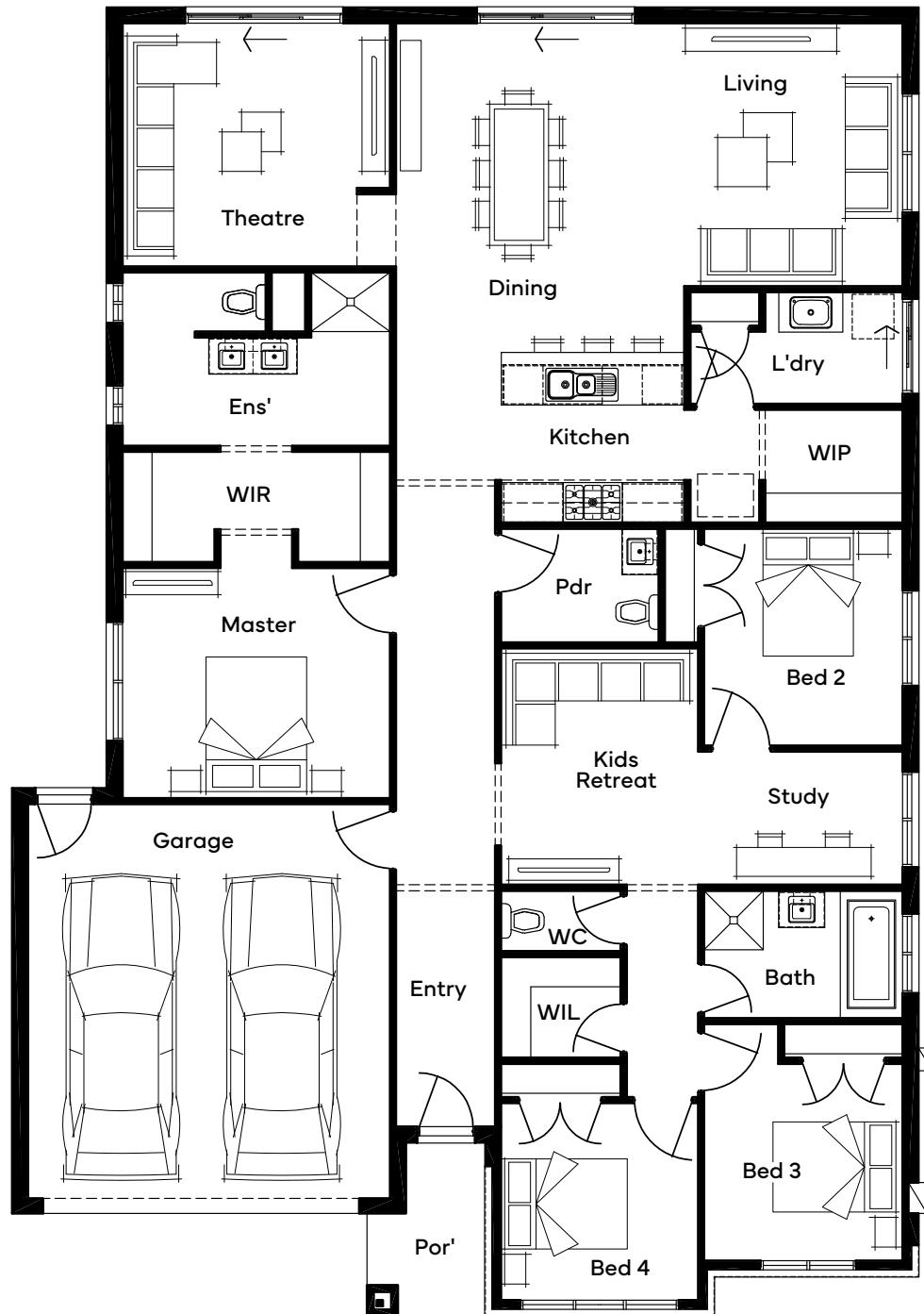
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Butler's Pantry 1
- + Butler's Pantry 2
- + Ensuite & WIR 1
- + Ensuite & WIR 2
- + Master to Rear
- + Theatre Entry
- + Alfresco
- + Rear Flip & Alternate Kitchen
- + Powder Room










Scan for all design and facade options available with the Marshall 26; or visit simonds.com.au



Standard floorplan shown

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Final design may differ to meet developer, NCC and other compliance requirements.
Specifications and room sizes may differ based on selected facade.

Marshall 29

 4  3  2  1  1  2  1

Plan Size (WxL) Minimum Lot Size (WxL)
13.79m x 21.71m **15m x 30m**

Room Sizes

Master Bedroom	3600 x 4070
Bedroom 2	3490 x 3020
Bedroom 3	3600 x 3020
Bedroom 4	3600 x 3000
Living	4400 x 3710
Dining	3760 x 4000
Kitchen	2450 x 2790
Theatre	3460 x 4070
Kids Retreat	3600 x 3000
Study	2030 x 3110
Garage	6000 x 5510
Alfresco	2400 x 3610

Specifications

Ground Floor	220.19m ²	23.70sq
Garage	36.43m ²	3.92sq
Alfresco	8.66m ²	0.93sq
Porch	4.11m ²	0.44sq
Total	269.39m²	29.00sq

Facade Options

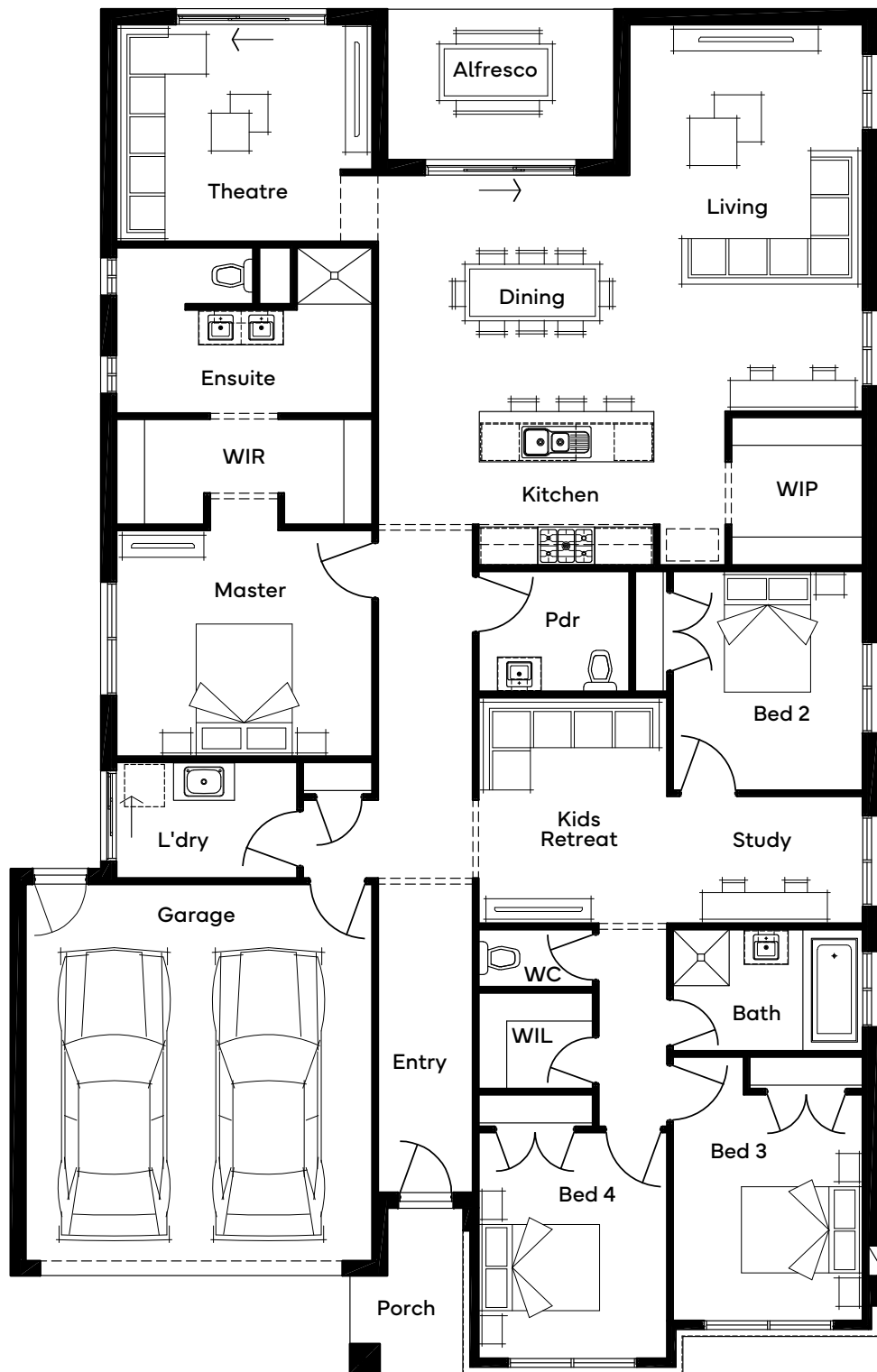
- + Byron + Beasley + Newland
- + Madden + Gilmore + Wiltshire
- + Guthrie + Haines
- + Davison + Lindsay

Structural Options

- + Butler's Pantry 1 + Master to Rear
- + Butler's Pantry 2 + Theatre Entry
- + Ensuite & WIR 1 + Alfresco
- + Ensuite & WIR 2 + Powder Room



Scan for all design and facade options available with the Marshall 29; or visit simonds.com.au



Standard floorplan shown

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Final design may differ to meet developer, NCC and other compliance requirements.
Specifications and room sizes may differ based on selected facade.

Milburn 26

 4  3  2  1  2

Plan Size (WxL) Minimum Lot Size (WxL)
13.79m x 19.91m **15m x 28m**

Room Sizes

Master Bedroom	3600 x 3230
Bedroom 2	3000 x 3550
Bedroom 3	3000 x 3000
Bedroom 4	3000 x 3200
Living	4400 x 4160
Dining	3600 x 4800
Kitchen	3840 x 2520
Theatre	3700 x 4160
Lounge	3600 x 3000
Garage	6000 x 5510

Specifications

Ground Floor	204.00m ²	21.96sq
Garage	36.25m ²	3.90sq
Porch	4.03m ²	0.43sq
Total	244.29m²	26.30sq

Facade Options

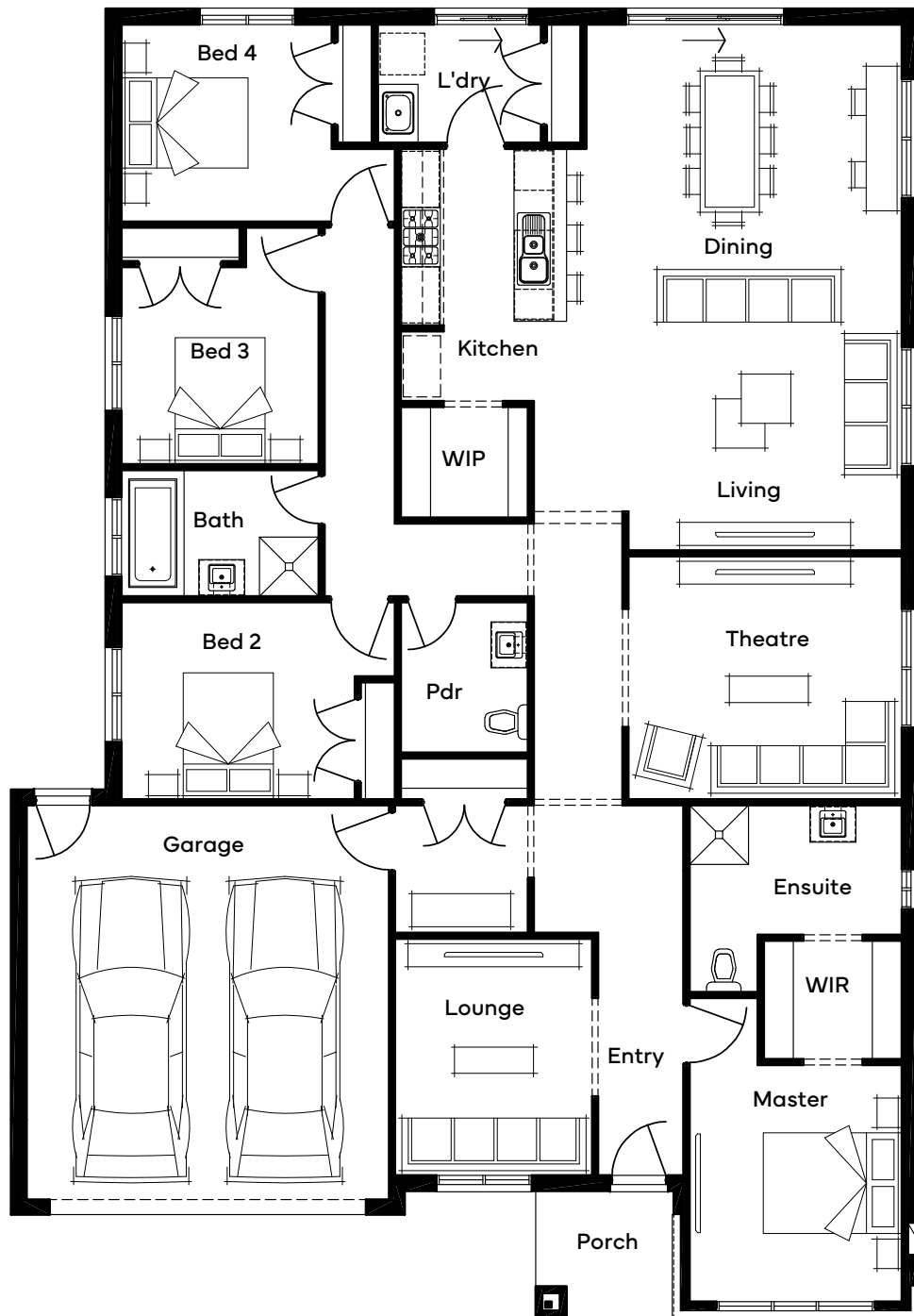
- + Byron + Beasley + Newland
- + Madden + Gilmore + Wiltshire
- + Guthrie + Haines
- + Davison + Linsay

Structural Options

- + Study & Laundry
- + Ensuite
- + Study ILO Lounge
- + 5th Bed
- + Alfresco
- + Alfresco & Study
- + Butler's Pantry 1
- + Butler's Pantry 2
- + Rear Flip
- + Rear Flip with Study & Laundry
- + Rear Flip with Alfresco
- + Rear Flip with Alfresco & Study
- + Rear Flip with Bulter's Pantry 1
- + Rear Flip with Bulter's Pantry 2









Scan for all design and facade options available with the Milburn 26; or visit simonds.com.au



Standard floorplan shown

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Specifications and room sizes may differ based on selected facade.

Milburn 29

 4
  3
  2
  1
  1
  2

Plan Size (WxL)

13.79m x 21.95m

Minimum Lot Size (WxL)

15m x 30m

Room Sizes

Master Bedroom	3600 x 3230
Bedroom 2	3000 x 4160
Bedroom 3	3500 x 3000
Bedroom 4	3000 x 3550
Living	4400 x 4250
Dining	3600 x 4590
Kitchen	4550 x 2450
Theatre	3700 x 4160
Lounge	3600 x 3000
Study	1950 x 4160
Garage	6000 x 5510

Specifications

Ground Floor	229.19m ²	24.67sq
Garage	36.25m ²	3.90sq
Porch	4.03m ²	0.43sq
Total	269.47m²	29.01sq

Facade Options

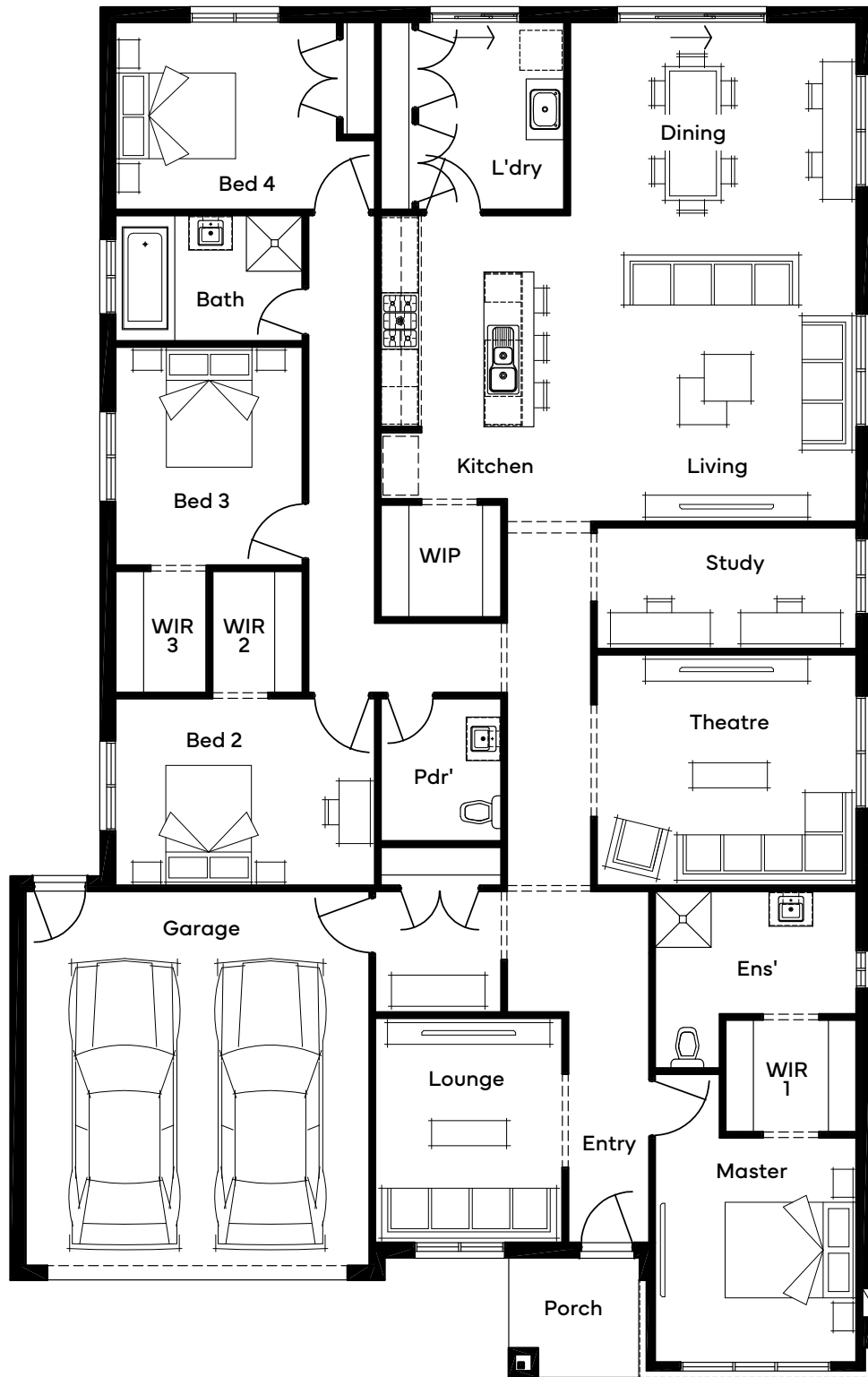
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Laundry
- + Ensuite
- + Study ILO Lounge
- + 5th Bed
- + Alfresco 1
- + Alfresco & Study
- + Butler's Pantry 1
- + Butler's Pantry 2
- + Guest Bed
- + Rear Flip
- + Rear Flip with Study & Laundry
- + Rear Flip with Alfresco
- + Rear Flip with Alfresco & Study
- + Rear Flip with Butler's Pantry 1
- + Rear Flip with Guest Bed



Scan for all design and facade options available with the Milburn 29; or visit simonds.com.au



Standard floorplan shown


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Specifications and room sizes may differ based on selected facade.

Milburn 31

 4

 4

 2

 1

 1

 2

Plan Size (WxL)
13.79m x 23.39m

Minimum Lot Size (WxL)
15m x 32m

Room Sizes

Master Bedroom	3500 x 3230
Bedroom 2	3000 x 3550
Bedroom 3	3000 x 3000
Bedroom 4	3000 x 3550
Living	4500 x 4250
Dining	4500 x 4590
Kitchen	4590 x 2450
Theatre	3600 x 4160
Lounge	3600 x 3000
Study	1800 x 4160
Garage	6000 x 5510

Specifications

Ground Floor	244.00m ²	26.26sq
Garage	39.23m ²	4.22sq
Porch	4.03m ²	0.43sq
Total	287.26m²	30.92sq

Facade Options

- + Byron

+ Madden

+ Guthrie

+ Davison
- + Beasley

+ Gilmore

+ Haines

+ Lindsay
- + Newland

+ Wiltshire

Structural Options

- + Study ILO Lounge

+ 5th Bed

+ Alfresco 1

+ Alfresco & Study

+ Butler's Pantry 1

+ Butler's Pantry 2

+ Guest Bed


+ Rear Flip
- + Rear Flip with Alfresco

+ Rear Flip with Alfresco & Study

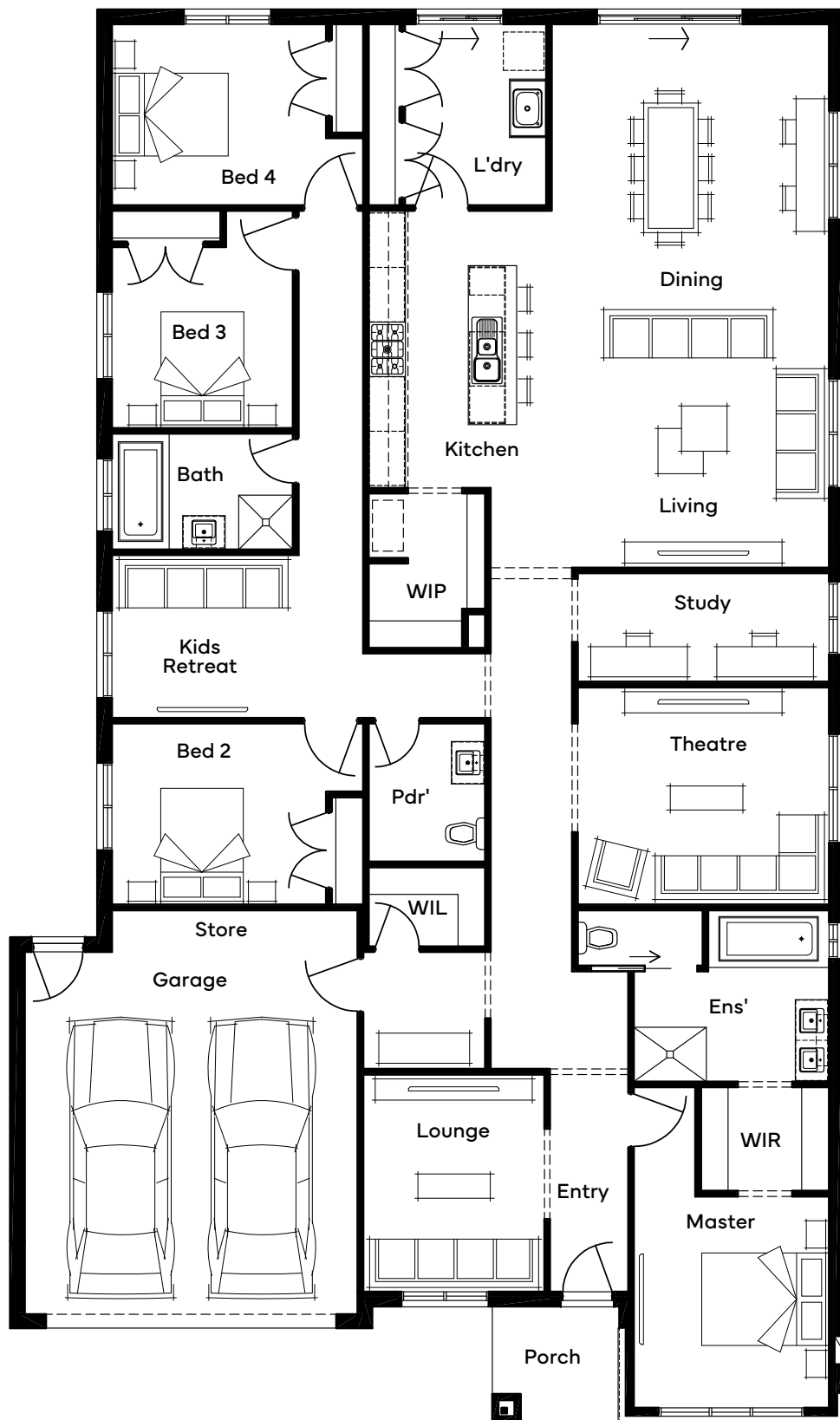
+ Rear Flip with Butler's Pantry 1

+ Rear Flip with Butler's Pantry 2

+ Rear Flip with Guest Bed



Scan for all design and facade options available with the Milburn 31; or visit simonds.com.au








Standard floorplan shown

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Specifications and room sizes may differ based on selected facade.

Single Storey







16m+ Lot Width

Home Designs

Min Lot Depth	Design							
28	Anderson 24	4	2	2	1	-	2	1
30	Anderson 30	4	2	2	1	1	2	1
30	Balfour 28	4	3	2	1	-	2	-
28	Highett 26	4	2	2	-	-	2	1
30	Highett 29	4	3	2	-	-	2	1
28	Mayne 28	4	2	2	1	-	2	1
30	Mayne 30	4	3	2	1	-	2	1



Anderson 24

 4
  2
  2
  1
  2
  1

Plan Size (WxL)

14.75m x 17.87m

Minimum Lot Size (WxL)

16m x 28m

Room Sizes

Master Bedroom	4100 x 3950
Bedroom 2	3000 x 3470
Bedroom 3	3060 x 3000
Bedroom 4	3000 x 3000
Family	5230 x 4430
Dining	3940 x 4500
Kitchen	2640 x 3900
Living	4000 x 3630
Garage	6000 x 5510
Alfresco	2760 x 3370

Specifications

Ground Floor	179.17m ²	19.29sq
Garage	36.45m ²	3.92sq
Alfresco	9.30m ²	1.00sq
Porch	4.14m ²	0.45sq
Total	229.06m²	24.66sq

Facade Options

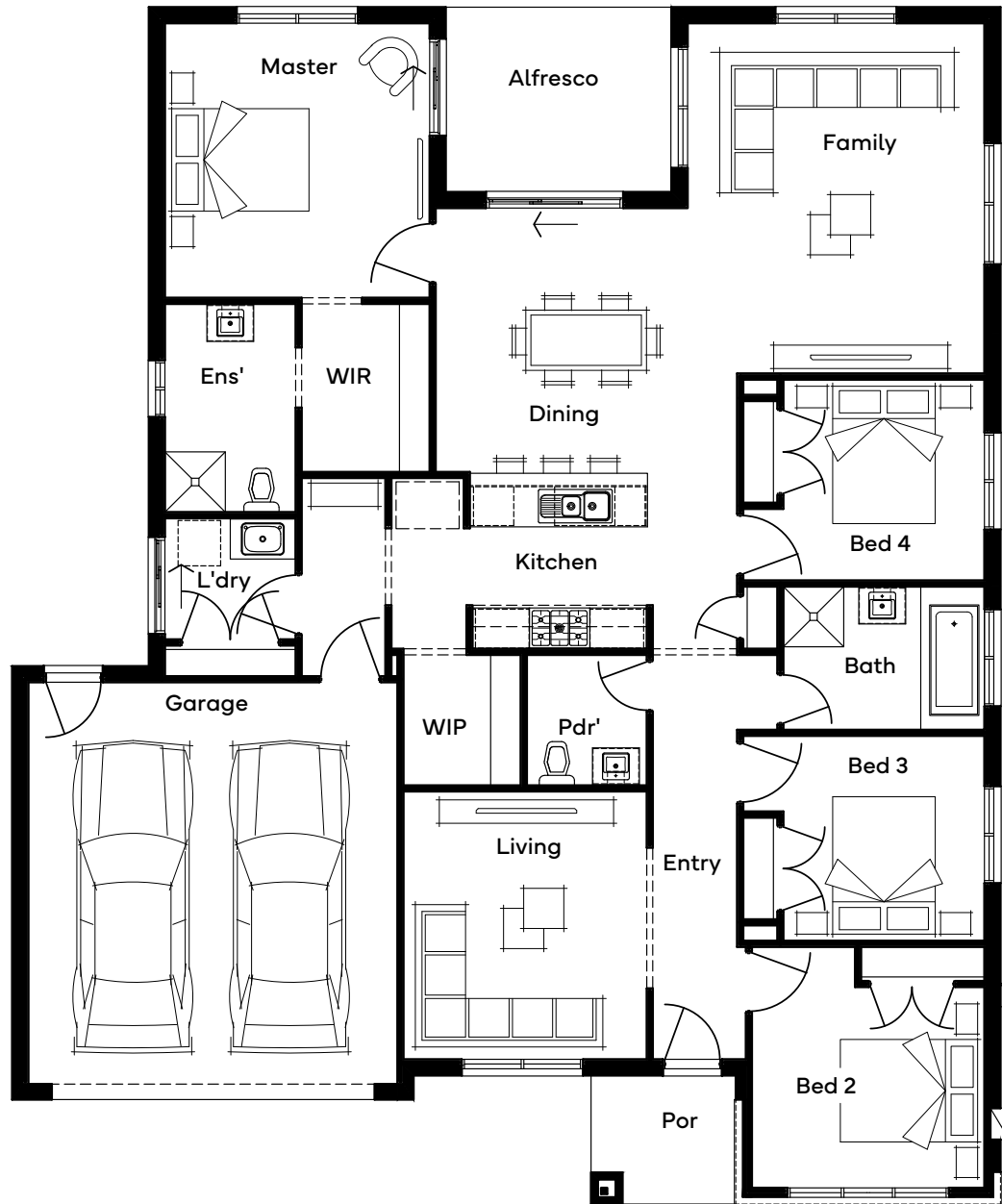
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Study ILO Bed 4 & Larger Family Room
- + Bed 5 ILO Living with Alternate Ensuite, WIR, Dining, Kitchen & Laundry
- + 3 Bed with Alternate Rear
- + 3 Bed, Alternate Rear with Study
- + Alfresco Upgrade 1
- + Alfresco Upgrade 2
- + Master To Front, 3 Bed with Study



Scan for all design and facade options available with the Anderson 24; or visit simonds.com.au



Standard floorplan shown

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 Final design may differ to meet developer, NCC and other compliance requirements.
 Specifications and room sizes may differ based on selected facade.

Anderson 30

 4
  2
  2
  1
  1
  2
  1

Plan Size (WxL)

14.75m x 21.83m

Minimum Lot Size (WxL)

16m x 30m

Room Sizes

Master Bedroom	4900 x 3950
Bedroom 2	3000 x 3470
Bedroom 3	3100 x 3000
Bedroom 4	3100 x 3000
Family	5490 x 3950
Dining	4970 x 4500
Kitchen	2600 x 3630
Lounge	4500 x 3630
Garage	6000 x 5510
Alfresco	3600 x 3850

Specifications

Ground Floor	224.94m ²	24.21sq
Garage	36.45m ²	3.92sq
Alfresco	13.86m ²	1.49sq
Porch	4.14m ²	0.45sq
Total	279.39m²	30.07sq

Facade Options

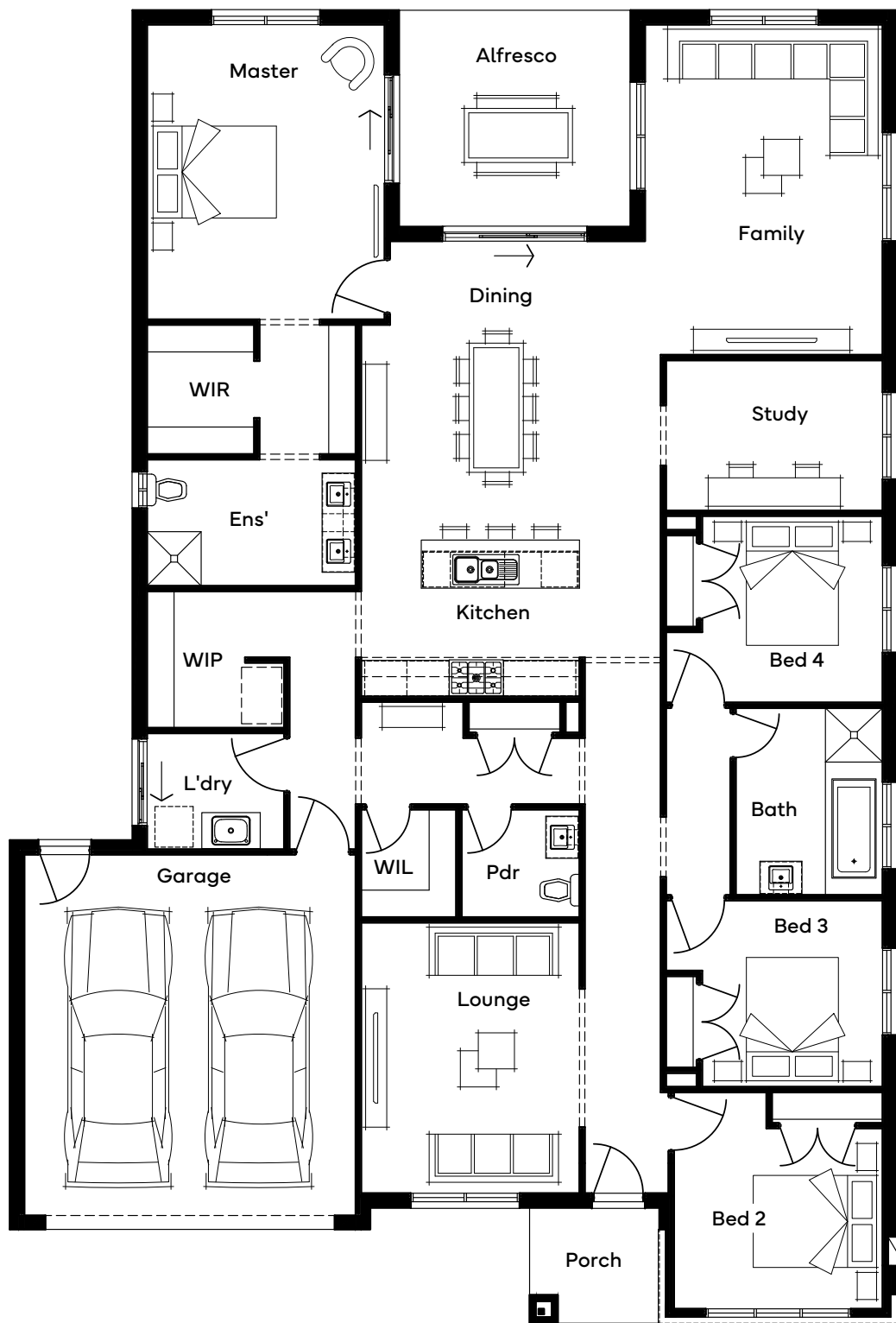
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Ensuite & WIR
- + Guest Bed ILO Living with Ensuite & WIR
- + Alternate Rear
- + Rear Flip
- + Master to Front, 4 Beds with Ensuite, Study & 2 Living
- + Alfresco Upgrade
- + Raked Ceiling through Dining & Larger Alfresco
- + Butler's Pantry
- + Rear Flip with Butler's Pantry



Scan for all design and facade options available with the Anderson 30; or visit simonds.com.au



Standard floorplan shown

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 Final design may differ to meet developer, NCC and other compliance requirements.
 Specifications and room sizes may differ based on selected facade.

Balfour 28

 4

 3

 2

 1

 2

Plan Size (WxL)
14.87m x 21.83m

Minimum Lot Size (WxL)
16m x 30m

Room Sizes

Master Bedroom	3610 x 3830
Bedroom 2	3000 x 3480
Bedroom 3	3050 x 3610
Bedroom 4	3050 x 3330
Family	5270 x 5000
Dining	4160 x 3640
Kitchen	4070 x 2540
Living	4190 x 5530
Lounge	4200 x 3150
Garage	6000 x 5510

Specifications

Ground Floor	223.43m ²	24.05sq
Garage	36.92m ²	3.97sq
Porch	4.59m ²	0.49sq
Total	264.94m²	28.52sq

Facade Options

- + Byron

+ Madden

+ Guthrie

+ Davison
- + Beasley

+ Gilmore

+ Haines

+ Lindsay
- + Newland


+ Wiltshire

Structural Options

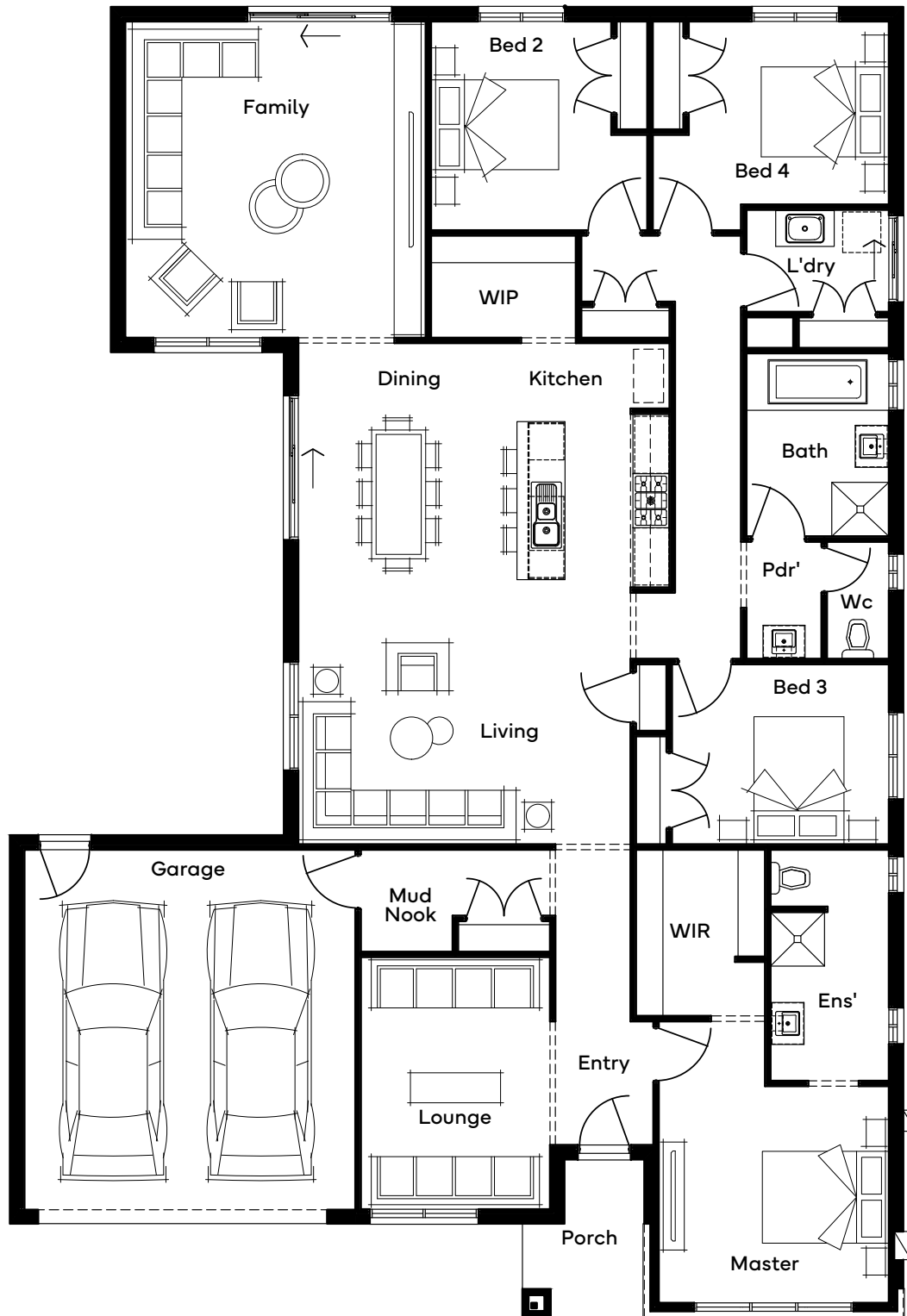
- + Butler's Pantry

+ Raked Ceiling

+ Alfresco








Scan for all design and facade options available with the Balfour 28; or visit simonds.com.au



Standard floorplan shown

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 Final design may differ to meet developer, NCC and other compliance requirements.
 Specifications and room sizes may differ based on selected facade.

Highett 26

 4
  2
  2
  2
  1

Plan Size (WxL)

14.51m x 18.47m

Minimum Lot Size (WxL)

16m x 28m

Room Sizes

Master Bedroom	3600 x 4000
Bedroom 2	3440 x 3110
Bedroom 3	3200 x 3150
Bedroom 4	3000 x 3150
Living	4230 x 4280
Dining	2430 x 3200
Kitchen	2880 x 2810
Theatre	3600 x 3200
Garage	6000 x 5510
Alfresco	6120 x 3000

Specifications

Ground Floor	183.86m ²	19.79sq
Garage	36.28m ²	3.91sq
Alfresco	18.36m ²	1.98sq
Porch	4.57m ²	0.49sq
Total	243.07m²	26.16sq

Facade Options

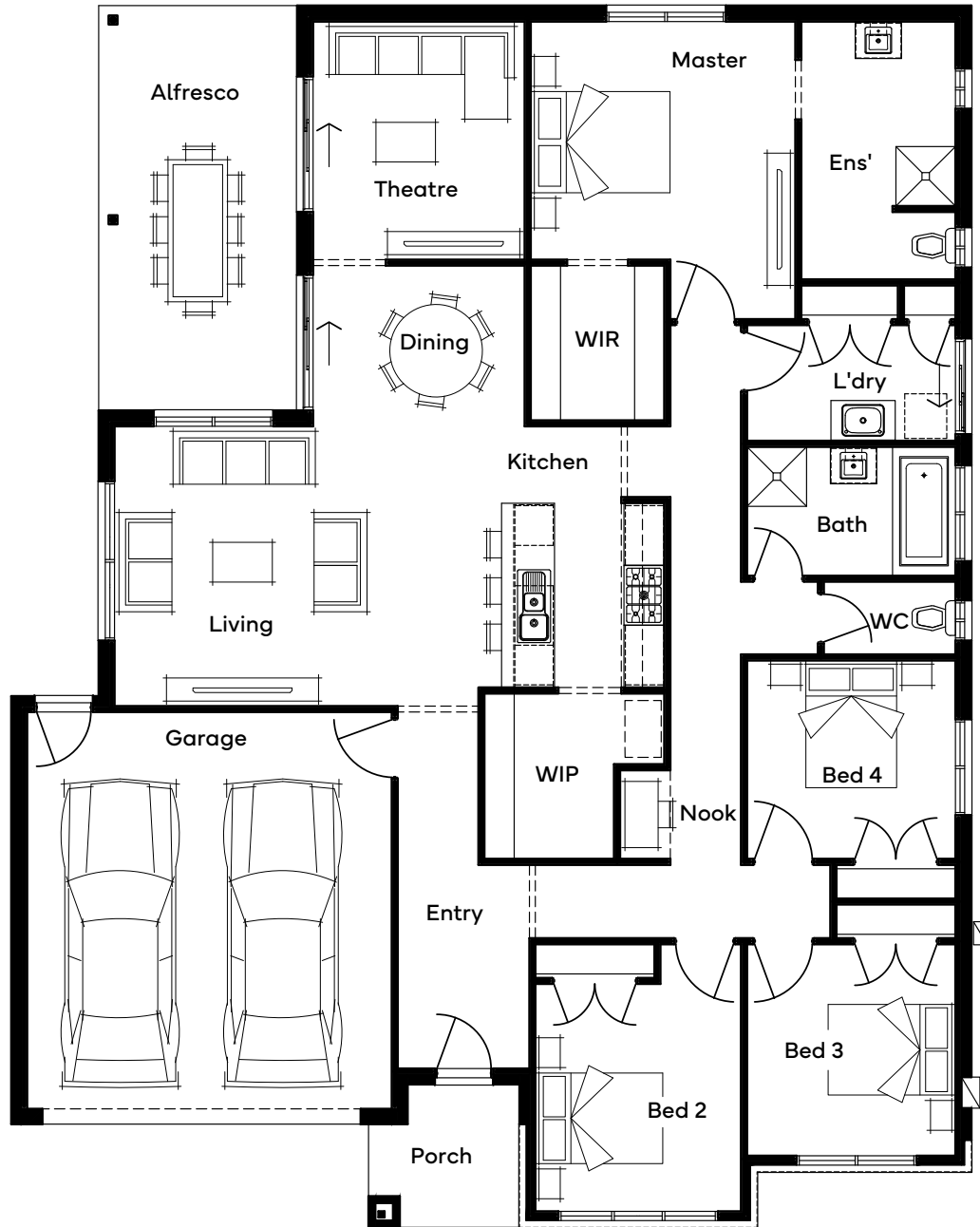
- + Byron
- + Beasley
- + Newland
- + Madden
- + Gilmore
- + Wiltshire
- + Guthrie
- + Haines
- + Davison
- + Linsay

Structural Options

- + Butler's Pantry
- + Ensuite 1
- + Ensuite 2
- + Raked Ceiling
- + Rear Flip
- + Rear Flip & Butler's Pantry
- + Rear Flip & Ensuite 1
- + Rear Flip & Ensuite 2
- + Rear Flip & Raked Ceiling



Scan for all design and facade options available with the Highett 26; or visit simonds.com.au



Standard floorplan shown

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Specifications and room sizes may differ based on selected facade.

Highett 29

 4
  3
  2
  2
  1

Plan Size (WxL)

14.51m x 20.75m

Minimum Lot Size (WxL)

16m x 30m

Room Sizes

Master Bedroom	4590 x 3900
Bedroom 2	3240 x 3110
Bedroom 3	3000 x 3150
Bedroom 4	3000 x 3150
Living	4450 x 4280
Dining	3500 x 4280
Kitchen	4040 x 2810
Theatre	4590 x 3450
Kids Retreat	3000 x 3240
Garage	6000 x 5510
Alfresco	4680 x 2880

Specifications

Ground Floor	218.81m ²	23.55sq
Garage	36.28m ²	3.91sq
Alfresco	13.48m ²	1.45sq
Porch	4.57m ²	0.49sq
Total	273.14m²	29.40sq

Facade Options

- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Butler's Pantry 1
- + Butler's Pantry 2
- + Ensuite 1
- + Study ILO Kids Retreat
- + Ensuite Bed 4 ILO Kids Retreat
- + Raked Ceiling
- + Rear Flip
- + Rear Flip & Butler's Pantry 1
- + Rear Flip & Butler's Pantry 2
- + Rear Flip & Ensuite 1
- + Rear Flip & Ensuite 2
- + Rear Flip & Ensuite Bed 4 ILO Kids Retreat
- + Rear Flip & Raked Ceiling









Scan for all design and facade options available with the Highett 29; or visit simonds.com.au



Standard floorplan shown

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Specifications and room sizes may differ based on selected facade.

Mayne 28

 4
  2
  2
  1
  2
  1

Plan Size (WxL)

14.51m x 19.43m

Minimum Lot Size (WxL)

16m x 28m

Room Sizes

Master Bedroom	4650 x 3620
Bedroom 2	3000 x 3110
Bedroom 3	3200 x 2900
Bedroom 4	3200 x 2900
Living	4960 x 4280
Dining	3350 x 4890
Kitchen	3480 x 2890
Theatre	3200 x 3370
Garage	6000 x 5510
Alfresco	5160 x 2760

Specifications

Ground Floor	203.49m ²	21.90sq
Garage	36.43m ²	3.92sq
Alfresco	14.24m ²	1.53sq
Porch	4.22m ²	0.45sq
Total	258.37m²	27.81sq

Facade Options

- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Butler's Pantry 1
- + Butler's Pantry 2
- + Ensuite 1
- + Raked Ceiling
- + Rear Flip
- + Rear Flip & Butler's Pantry 1
- + Rear Flip & Butler's Pantry 2
- + Rear Flip & Ensuite 1
- + Rear Flip & Raked Ceiling









Scan for all design and facade options available with the Mayne 28; or visit simonds.com.au



Standard floorplan shown

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Final design may differ to meet developer, NCC and other compliance requirements.
Specifications and room sizes may differ based on selected facade.

Mayne 30

 4
  3
  2
  1
  2
  1

Plan Size (WxL)

14.51m x 21.35m

Minimum Lot Size (WxL)

16m x 30m

Room Sizes

Master Bedroom	4650 x 3620
Bedroom 2	3230 x 3110
Bedroom 3	3000 x 3080
Bedroom 4	3000 x 3050
Family	5790 x 4280
Dining	4170 x 4650
Kitchen	3480 x 2890
Theatre	3600 x 3400
Rumpus	3000 x 4970
Garage	6000 x 5510
Alfresco	6120 x 3000

Specifications

Ground Floor	224.69m ²	24.19sq
Garage	36.43m ²	3.92sq
Alfresco	18.36m ²	1.98sq
Porch	4.22m ²	0.45sq
Total	283.70m²	30.54sq

Facade Options

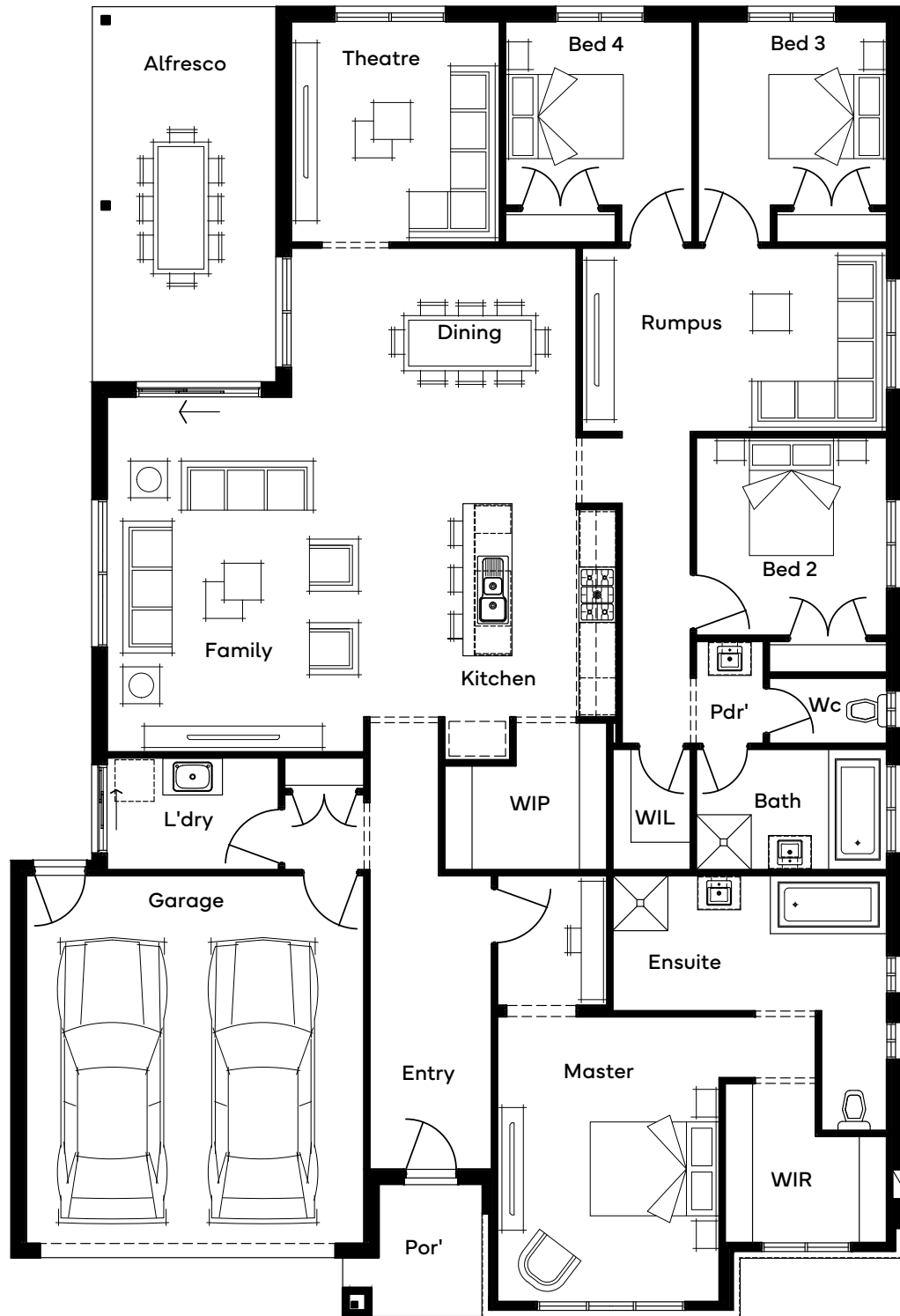
- + Byron
- + Madden
- + Guthrie
- + Davison
- + Beasley
- + Gilmore
- + Haines
- + Linsay
- + Newland
- + Wiltshire

Structural Options

- + Butler's Pantry 1
- + Butler's Pantry 2
- + Ensuite 1
- + Raked Ceiling
- + Rear Flip
- + Rear Flip with Butler's Pantry 1
- + Rear Flip with Butler's Pantry 2
- + Rear Flip with Ensuite 1
- + Rear Flip with Raked Ceiling



Scan for all design and facade options available with the Mayne 30; or visit simonds.com.au



Standard floorplan shown

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ELEVATE RANGE

Double Storey

DESIGNS

Double Storey Facades



Caldwell

✓ INCLUDED



Connor

✓ INCLUDED



Enright

✓ INCLUDED



Barnes

+ UPGRADE

For facade pricing or material and colour options,
please speak to your New Home Specialist, or visit simonds.com.au.



Clemenger

+ UPGRADE



Ferguson

+ UPGRADE



Gallagher

+ UPGRADE



Griffin







+ UPGRADE

Facade images are for illustrative purposes only and may not represent the final product as shown. Features such as fencing, landscaping, letterbox, decking, driveway and decorative features may not be offered or included as standard by Simonds Homes. Additional cost floor plan options, fixtures and fittings may also be shown. Please speak with a New Home Specialist for further details.

Double Storey







10m+ Lot Width

Home Designs

Min Lot Depth	Design							
33	Wilton 32	4	3	2	2	1	2	1



Wilton 32

 4  3  2  2  1  2  1

Plan Size (WxL) Minimum Lot Size (WxL)
8.70m x 25.43m **10m x 33m**

Room Sizes

Master Bedroom	4000 x 3590
Retreat	3150 x 2110
Bedroom 2	3400 x 2910
Bedroom 3	3400 x 2910
Bedroom 4	3700 x 2700
Living	3840 x 3800
Dining	4190 x 2970
Kitchen	3990 x 2430
Theatre	3310 x 3560
Kids Retreat	4600 x 2700
Study	3950 x 1810
Garage	6000 x 5510
Alfresco	3000 x 4800

Specifications

Ground Floor	110.15m ²	11.86sq
First Floor	127.96m ²	13.77sq
Garage	37.06m ²	3.99sq
Alfresco	14.40m ²	1.55sq
Porch	7.40m ²	0.80sq
Total	296.98m ²	31.97sq

Facade Options

- + Caldwell
- + Connor
- + Enright
- + Barnes
- + Clemenger
- + Ferguson
- + Gallagher
- + Griffin

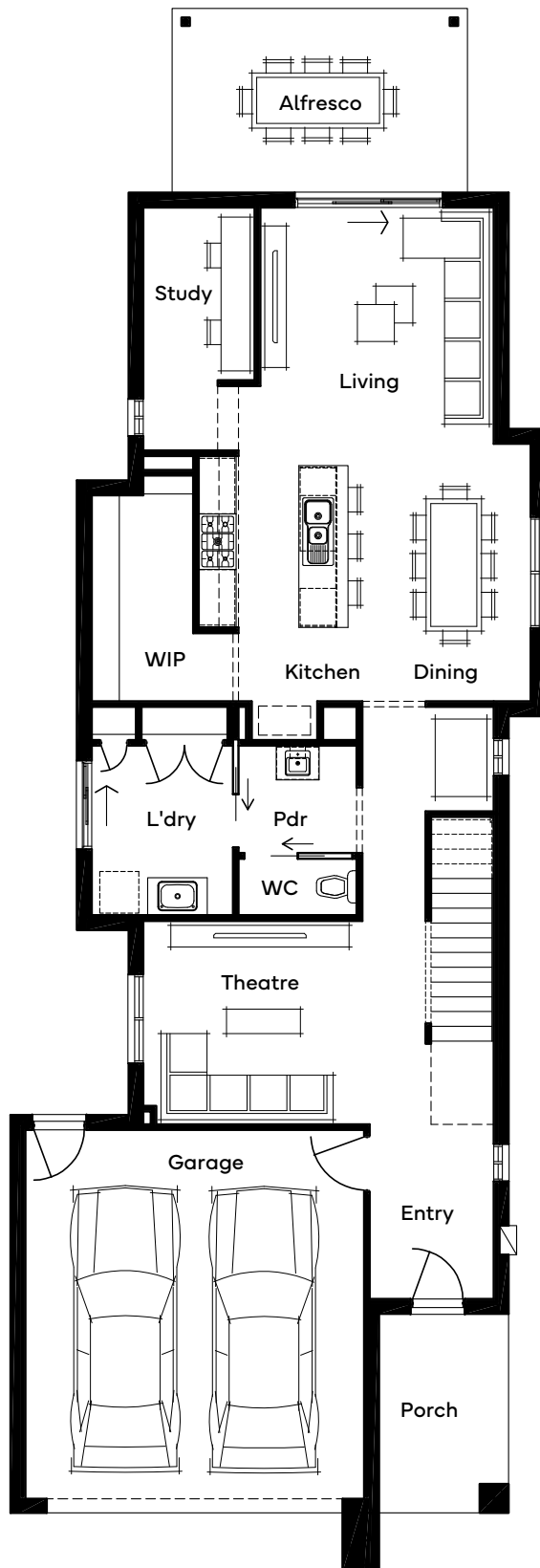
Structural Options

- + First Floor Rumpus
- + Guest Bedroom
- + Butler's Pantry 1
- + Butler's Pantry 2
- + 3m Side Setback

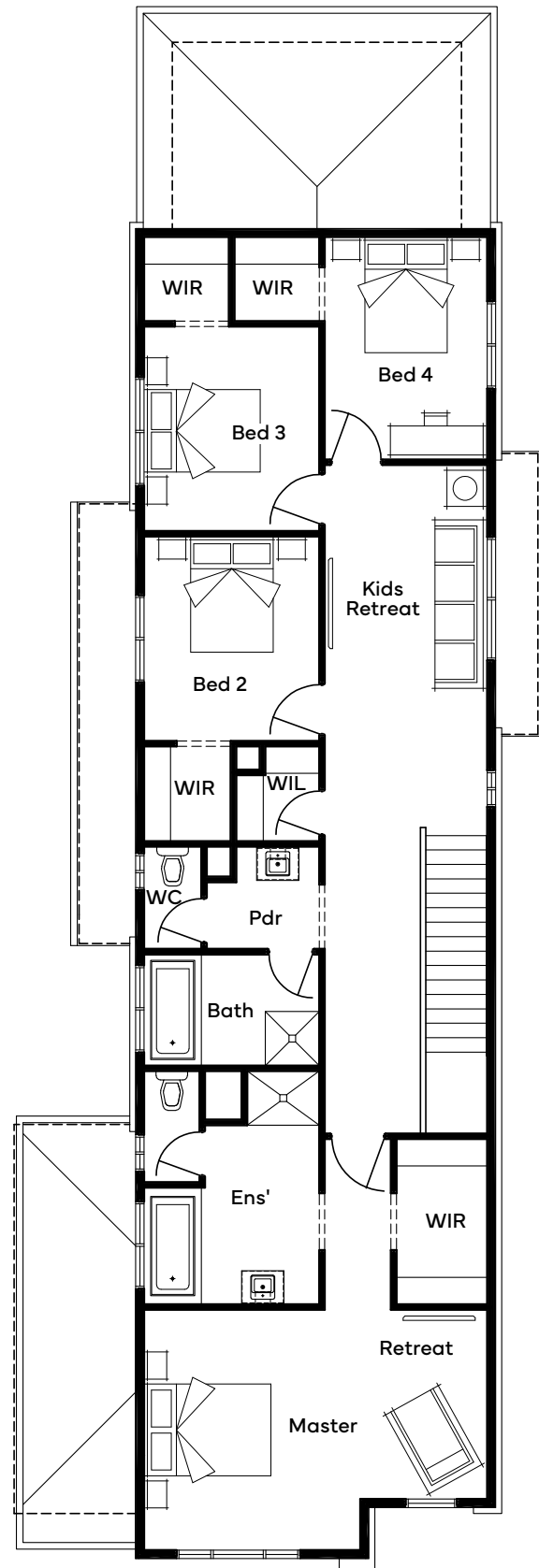


Scan for all design and facade options available with the Wilton 32; or visit simonds.com.au

GROUND FLOOR



FIRST FLOOR










Standard floorplan shown

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Final design may differ to meet developer, NCC and other compliance requirements.
Specifications and room sizes may differ based on selected facade.

Double Storey

12.5m+ Lot Width

Home Designs

Min Lot Depth	Design							
30	Bowden 36	5	2	2	2	1	2	1
28	Singleton 34	4	2	3	2	1	2	1





Bowden 36

 5
  2
  3
  2
  1
  2
  1

Plan Size (WxL)

11.27m x 21.23m

Minimum Lot Size (WxL)

12.5m x 30m

Room Sizes

Master Bedroom	4600 x 4470
Retreat	2900 x 3590
Bedroom 3	3200 x 3200
Bedroom 4	3200 x 3100
Bedroom 5	3200 x 3100
Guest Bed	3950 x 3470
Living	4300 x 3700
Dining	3290 x 3700
Kitchen	5890 x 3320
Rumpus	4300 x 3700
Garage	6000 x 5510
Alfresco	3360 x 3720

Specifications

Ground Floor	140.40m ²	15.11sq
First Floor	143.66m ²	15.46sq
Garage	37.10m ²	3.99sq
Alfresco	12.50m ²	1.35sq
Porch	4.01m ²	0.43sq
Total	337.67m²	36.35sq

Facade Options

- + Caldwell
- + Connor
- + Enright
- + Barnes
- + Clemenger
- + Ferguson
- + Gallagher
- + Griffin

Structural Options

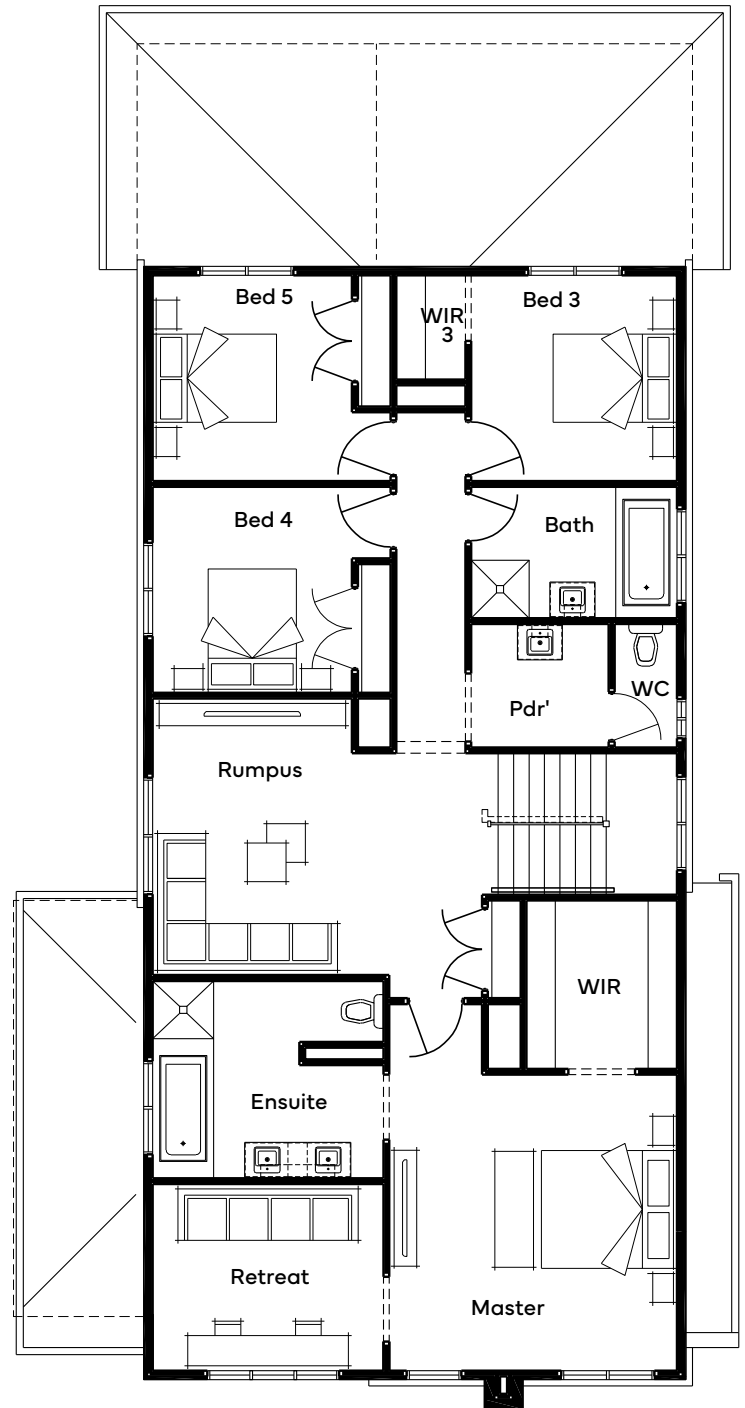
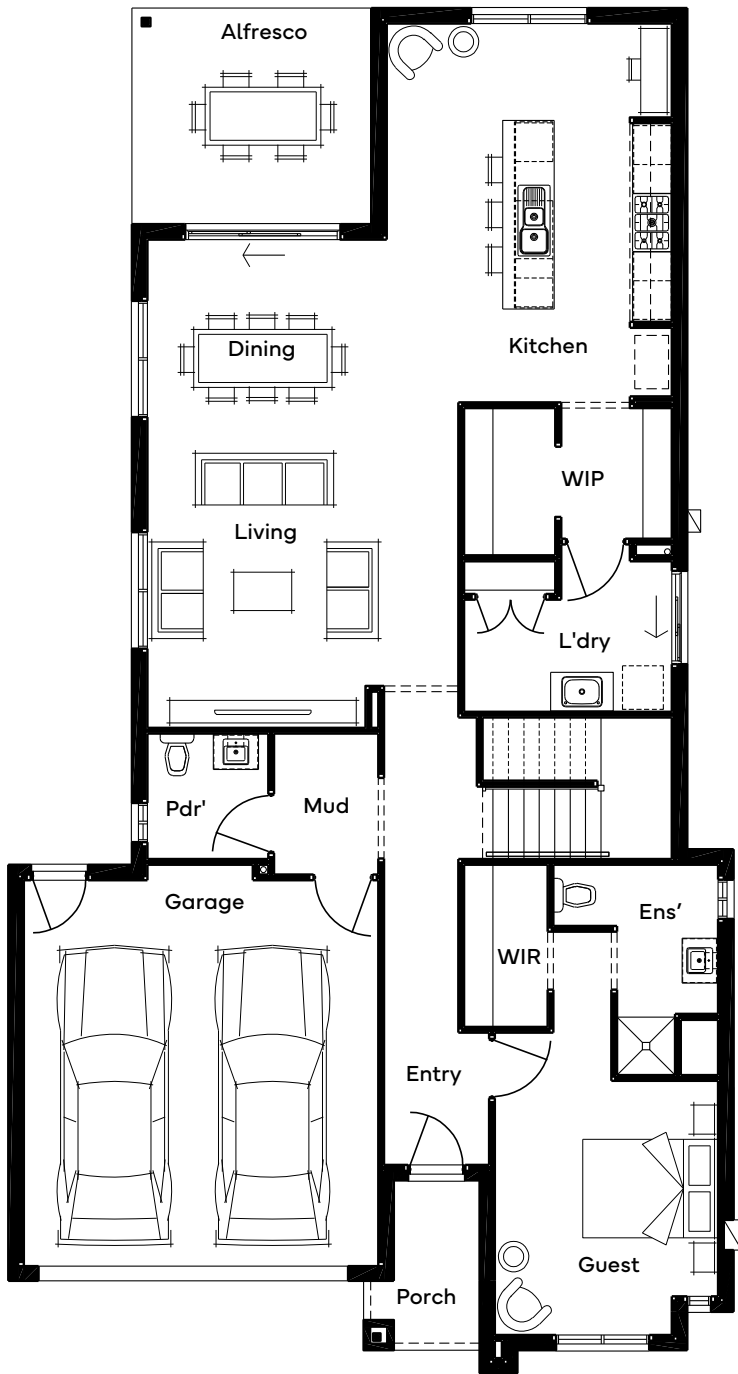
- + Butler's Pantry 1
- + Butler's Pantry 2
- + Ensuite 1
- + Bed 6
- + Alternate Master & Rumpus
- + Alternate Master & Rumpus with Bed 6
- + Master to Rear
- + Rear Flip
- + Rear Flip & Butler's Pantry 1
- + Rear Flip & Butler's Pantry 2
- + 3m Side Setback
- + 3m Side Setback & Master To Rear



Scan for all design and facade options available with the Bowden 36; or visit simonds.com.au

GROUND FLOOR

FIRST FLOOR



Standard floorplan shown

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Final design may differ to meet developer, NCC and other compliance requirements.
Specifications and room sizes may differ based on selected facade.

Singleton 34

 4
  2
  3
  2
  1
  2
  1

Plan Size (WxL)

11.27m x 19.79m

Minimum Lot Size (WxL)

12.5m x 28m

Room Sizes

Master Bedroom	4600 x 4500
Retreat	2900 x 3560
Guest Bed	3400 x 3470
Bedroom 3	3350 x 3100
Bedroom 4	3350 x 3100
Family	4000 x 5500
Dining	3070 x 3740
Kitchen	4840 x 2650
Rumpus	4990 x 4960
Study	1750 x 3190
Garage	6000 x 5510
Alfresco	2400 x 3240

Specifications

Ground Floor	132.98m ²	14.31sq
First Floor	139.66m ²	15.03sq
Garage	36.66m ²	3.95sq
Alfresco	7.78m ²	0.84sq
Porch	4.02m ²	0.43sq
Total	321.09m²	34.56sq

Facade Options

- + Caldwell
- + Connor
- + Enright
- + Barnes
- + Clemenger
- + Ferguson
- + Gallagher
- + Griffin

Structural Options

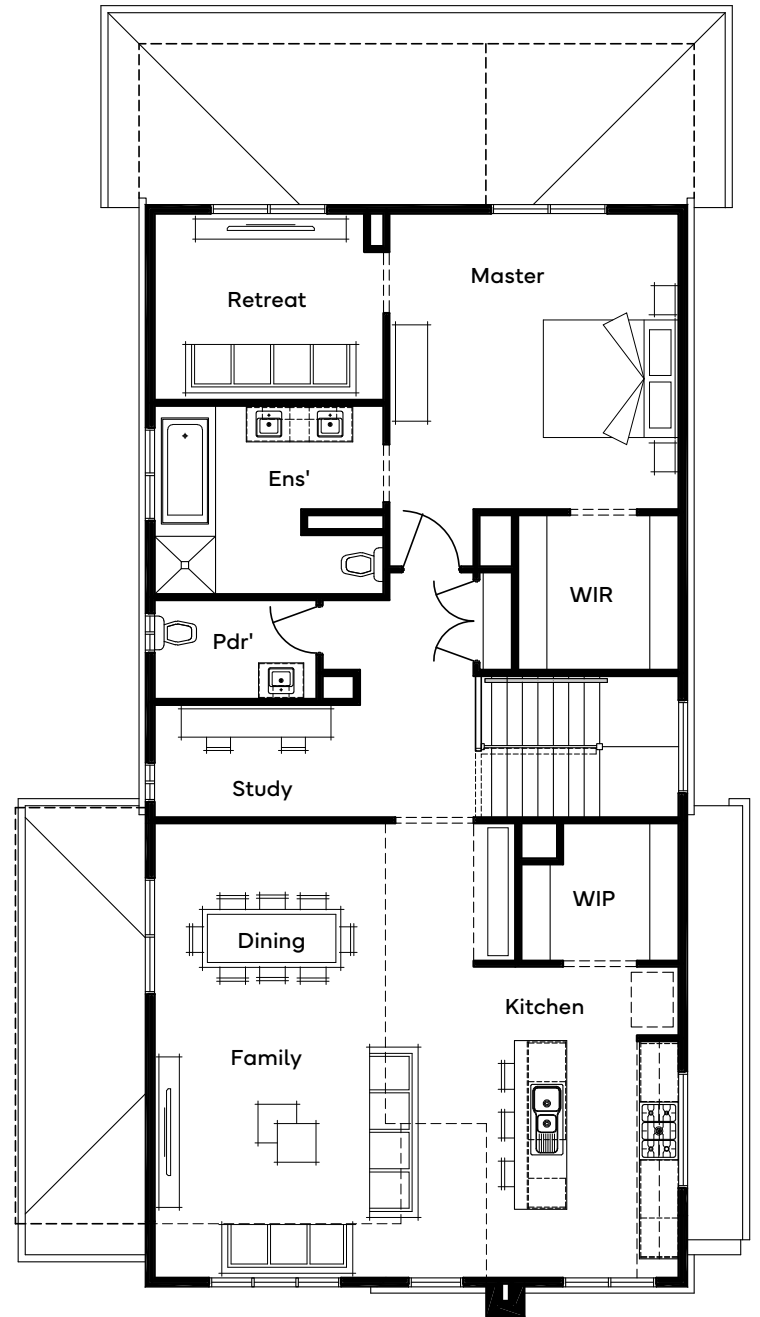
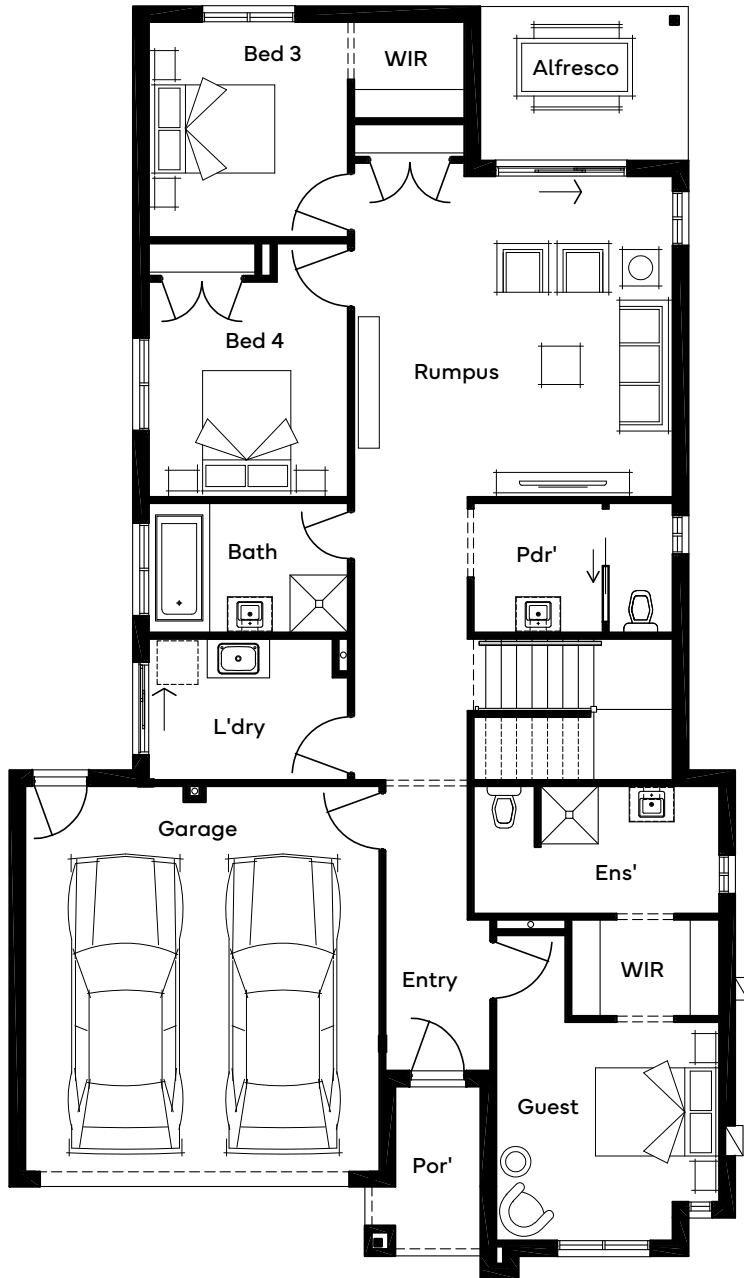
- + Rear Flip
- + Rumpus To Rear
- + 5th Bed ILO Guest
- + Laundry Chute
- + Living Flip
- + Master To Front
- + Master To Front with Living Flip
- + Butler's Pantry
- + Balcony
- + 3m Side Setback
- + 3m Side Setback with Living Flip
- + 3m Side Setback with Master to Front
- + 3m Side Setback with Master to Front & Living Flip



Scan for all design and facade options available with the Singleton 34; or visit simonds.com.au

GROUND FLOOR

FIRST FLOOR





Standard floorplan shown

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Final design may differ to meet developer, NCC and other compliance requirements.
Specifications and room sizes may differ based on selected facade.

Double Storey

14m+ Lot Width

Home Designs

Min Lot Depth	Design							
28	Cordner 36	5	3	3	1	1	2	1
28	Stanlake 37	5	4	3	1	-	2	1



Cordner 36

 5
  3
  3
  1
  1
  2
  1

Plan Size (WxL)

11.99m x 18.35m

Minimum Lot Size (WxL)

14m x 28m

Room Sizes

Master Bedroom	4250 x 3900
Guest Bedroom	3350 x 3830
Bedroom 3	3000 x 3600
Bedroom 4	3000 x 3100
Bedroom 5	3100 x 3000
Family	4510 x 4000
Dining	4510 x 3000
Kitchen	4510 x 2590
Theatre	3390 x 4790
Kids Retreat	3590 x 3590
Garage	6000 x 5510
Alfresco	3480 x 4800

Specifications

Ground Floor	130.43m ²	14.04sq
First Floor	145.02m ²	15.61sq
Garage	36.46m ²	3.92sq
Alfresco	16.70m ²	1.80sq
Porch	4.46m ²	0.48sq
Total	333.07m²	35.85sq

Facade Options

- + Caldwell
- + Connor
- + Enright
- + Barnes
- + Clemenger
- + Ferguson
- + Gallagher
- + Griffin

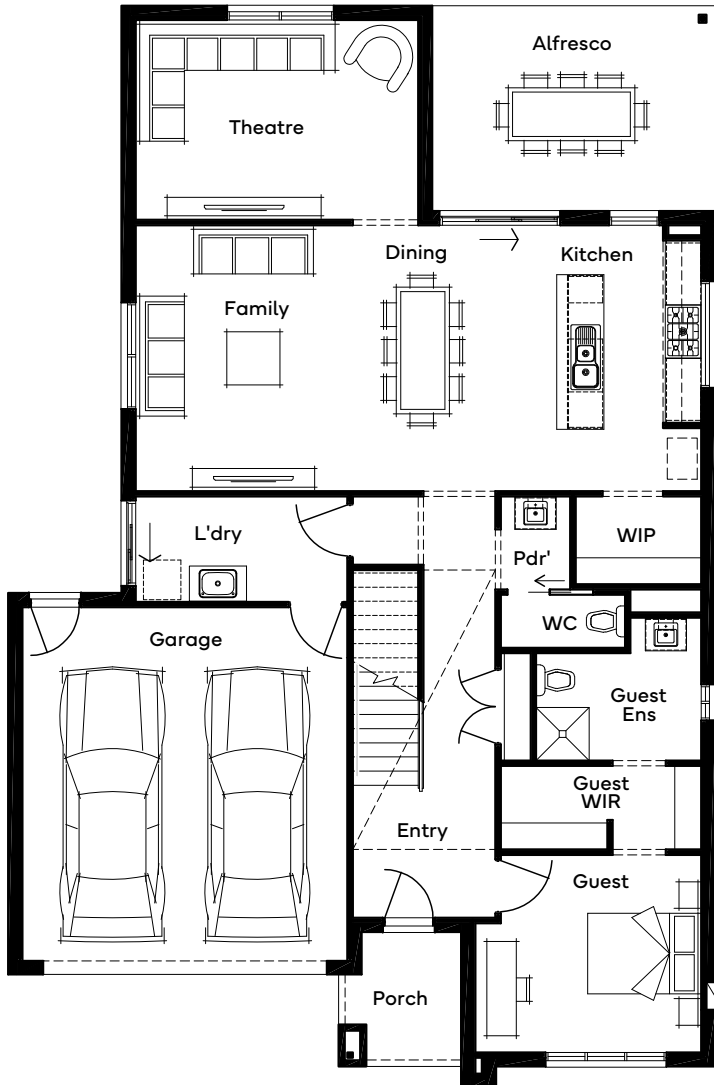
Structural Options

- + Guest WIR
- + Butler's Pantry
- + Rear Flip
- + Bath & WIR
- + Void over Family
- + Master to Rear

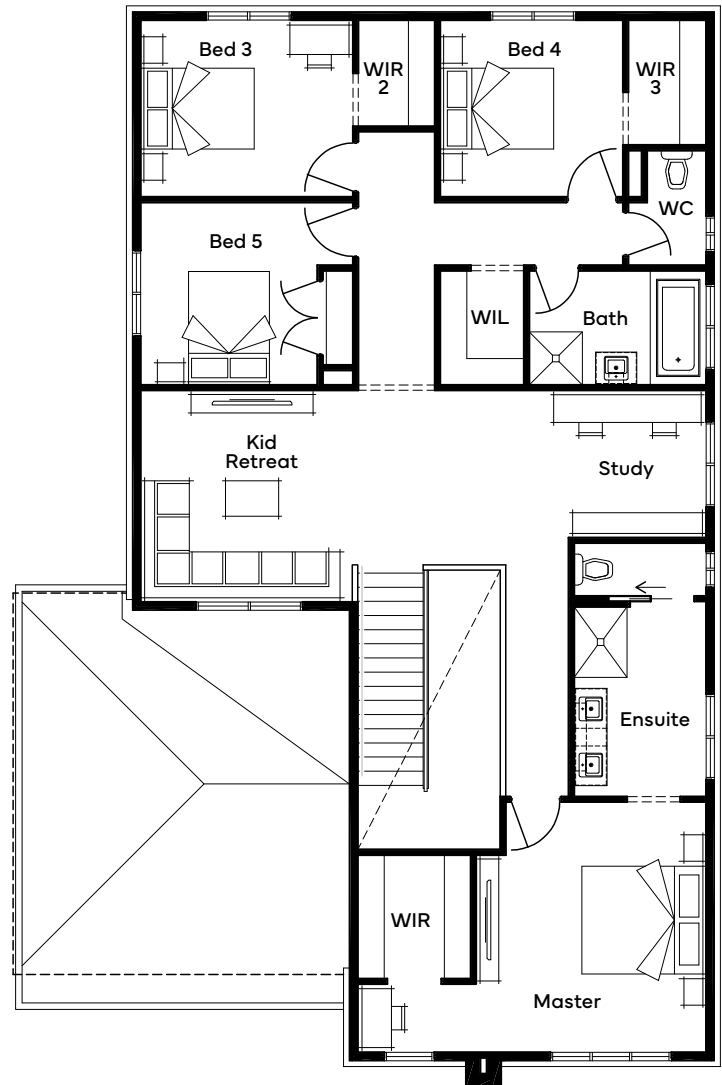


Scan for all design and facade options available with the Cordner 36; or visit simonds.com.au

GROUND FLOOR









FIRST FLOOR



Standard floorplan shown

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Specifications and room sizes may differ based on selected facade.

Stanlake 37

 5
  4
  3
  1
  2
  1

Plan Size (WxL)

12.11m x 20.27m

Minimum Lot Size (WxL)

14m x 28m

Room Sizes

Master Bedroom	4000 x 5780
Bedroom 2	3150 x 3230
Bedroom 3	3150 x 3350
Bedroom 4	3150 x 3350
Guest Bedroom	3260 x 3680
Family	4170 x 3770
Dining	4670 x 3400
Kitchen	4160 x 2540
Living	3800 x 3590
Multi-Purpose Room	3050 x 4430
Rumpus	3500 x 4970
Garage	6000 x 5760
Alfresco	2640 x 5280

Specifications

Ground Floor	151.99m ²	16.36sq
First Floor	136.69m ²	14.71sq
Garage	37.84m ²	4.07sq
Alfresco	13.94m ²	1.50sq
Porch	4.20m ²	0.45sq
Total	344.66m²	37.10sq

Facade Options

- + Caldwell
- + Connor
- + Enright
- + Barnes
- + Clemenger
- + Ferguson
- + Gallagher
- + Griffin

Structural Options

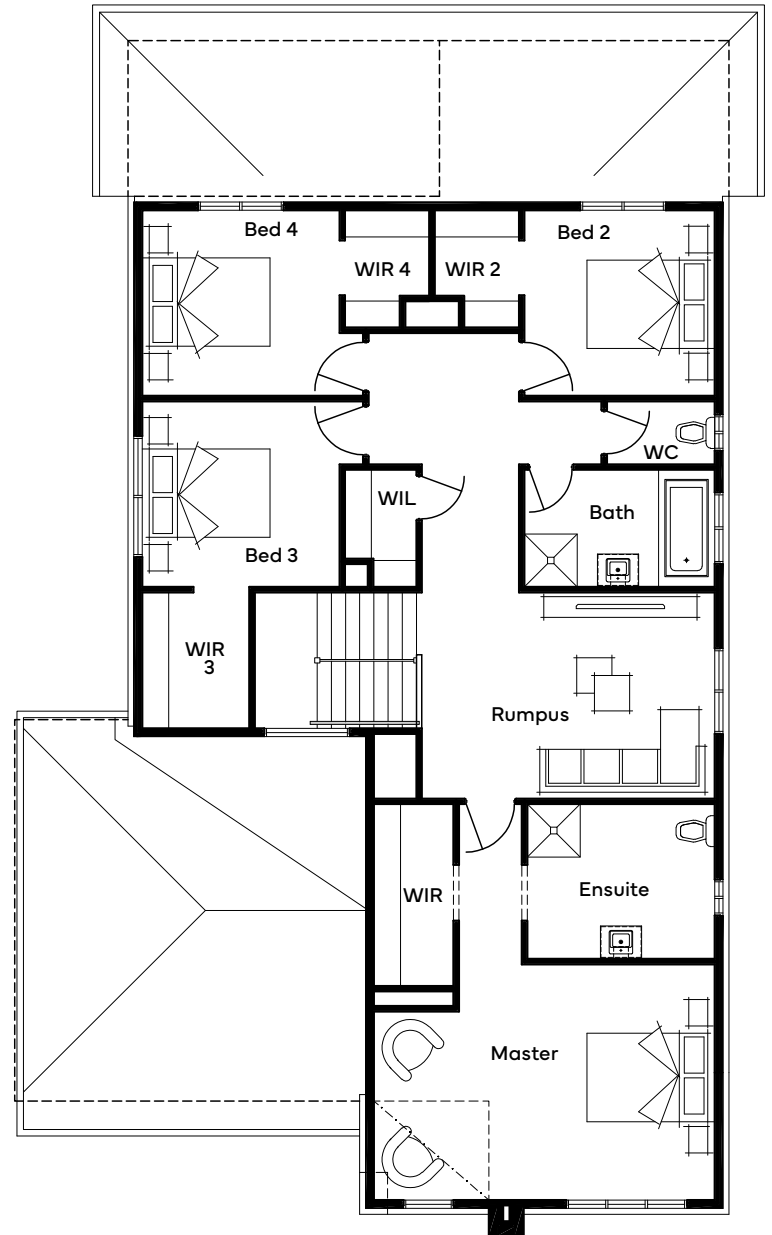
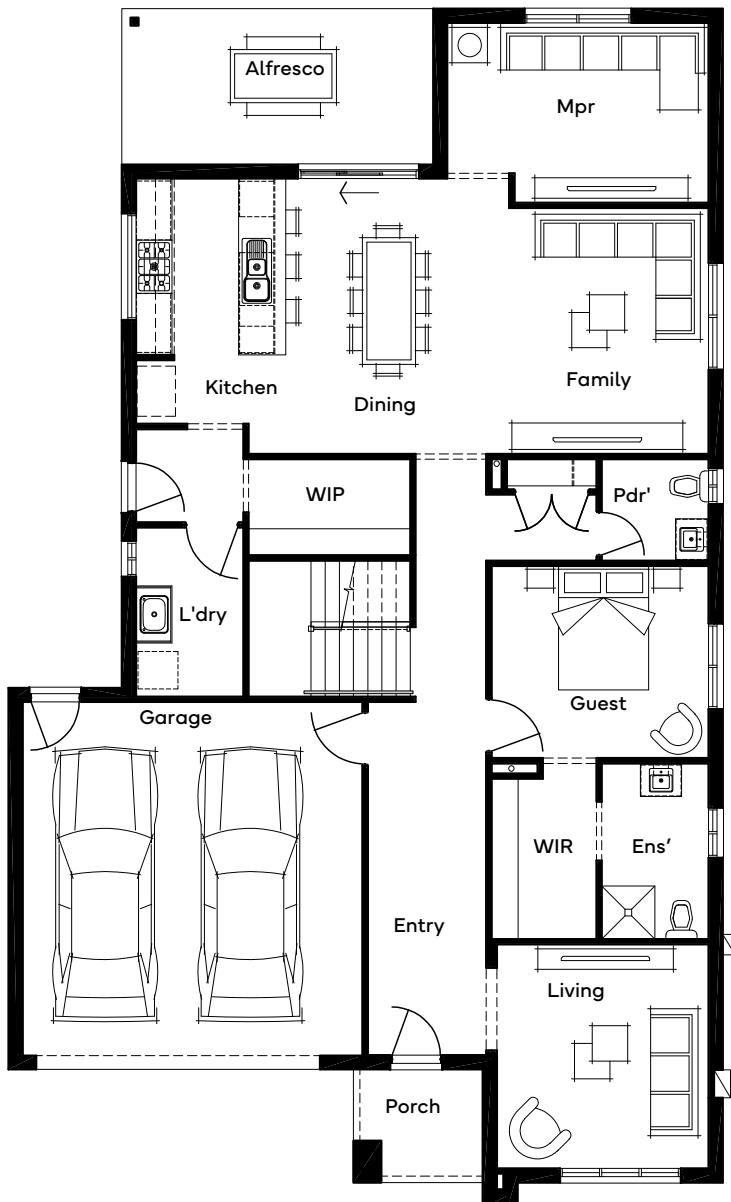
- + Alternate Laundry, Butler's Pantry & Powder Rear
- + Alternate Laundry, Butler's Pantry, Dining & Alfresco Rear
- + 6th Bedroom ILO Rumpus
- + Alternate Laundry, Butler's Pantry & Alfresco Rear
- + Master Ensuite
- + Powder to Front
- + BOG with Master Retreat & Study
- + Guest to Front
- + Straight Stair with Study
- + Build over Garage
- + 3m Upper Floor Setback



Scan for all design and facade options available with the Stanlake 37; or visit simonds.com.au

GROUND FLOOR

FIRST FLOOR



Standard floorplan shown

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Specifications and room sizes may differ based on selected facade.

Double Storey




15m+ Lot Width

Home Designs

Min Lot Depth	Design					
30	Chisholm 41	5	3	3	2	2



Chisholm 41

 5
  3
  3
  2
  2

Plan Size (WxL)

12.95m x 19.19m

Minimum Lot Size (WxL)

15m x 30m

Room Sizes

Master Bedroom	4800 x 6130
Bedroom 2	3100 x 3610
Bedroom 3	3100 x 3610
Bedroom 4	3100 x 3610
Guest Bed	3560 x 3230
Family	5010 x 4760
Dining	5010 x 3060
Kitchen	5010 x 2610
Living	3950 x 4670
Rumpus	3890 x 6750
Garage	6240 x 5630

Specifications

Ground Floor	172.33m ²	18.55sq
First Floor	169.67m ²	18.26sq
Garage	38.76m ²	4.17sq
Porch	4.27m ²	0.46sq
Total	385.03m²	41.45sq

Facade Options

- + Caldwell
- + Connor
- + Enright
- + Barnes
- + Clemenger
- + Ferguson
- + Gallagher
- + Griffin

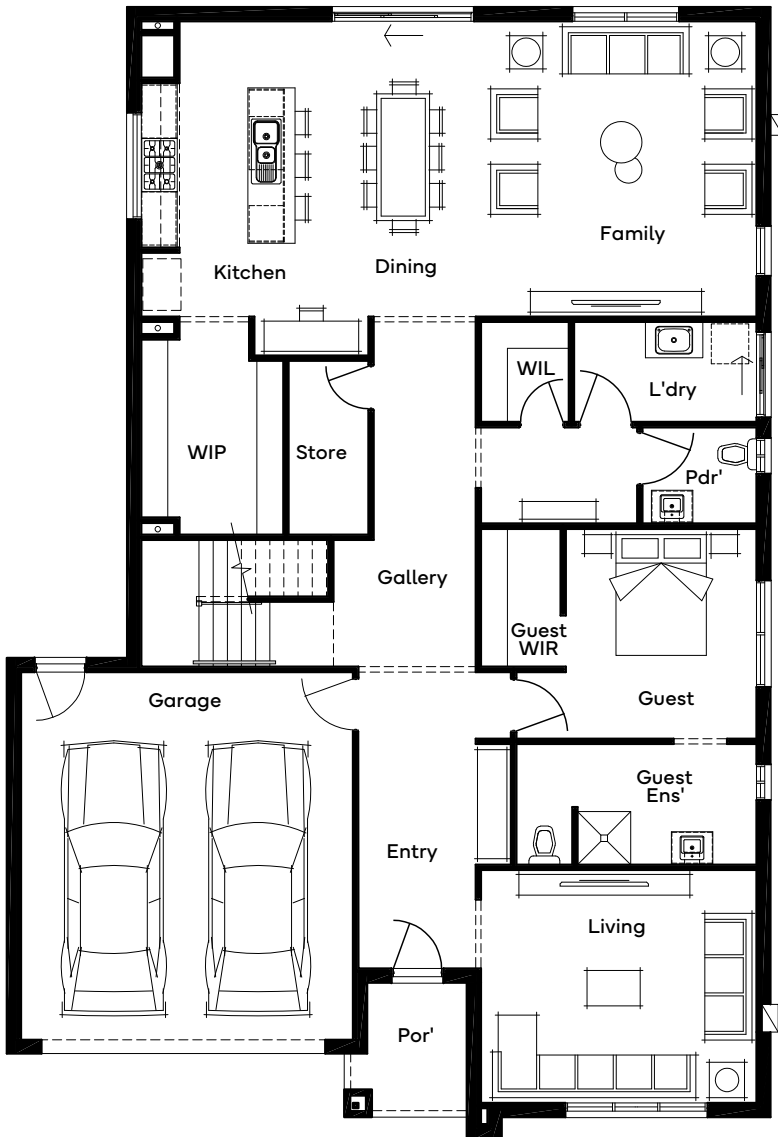
Structural Options

- + Alfresco
- + Butler's Pantry 1
- + Butler's Pantry 2
- + Master Ensuite
- + Theatre
- + Master To Front 1
- + Master To Front 2
- + 3m Upper Floor Setback

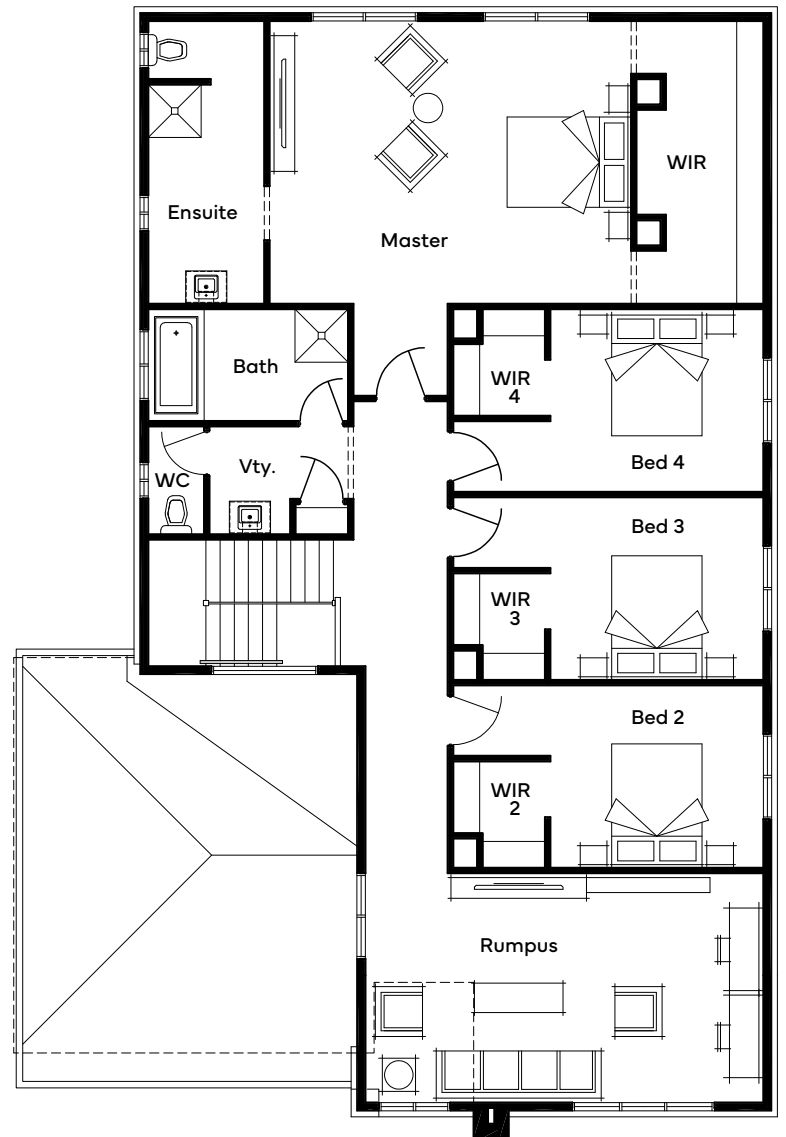


Scan for all design and facade options available with the Chisholm 41; or visit simonds.com.au

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown








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Final design may differ to meet developer, NCC and other compliance requirements.
Specifications and room sizes may differ based on selected facade.



ELEVATE RANGE

Acreage

DESIGNS

Design							
Jacaranda 45	4	2	3	1	-	2	1
Mangrove 45	4	2	2	1	-	2	-
Rocklea 39	4	2	2	1	-	2	-
Rocklea 42	4	2	2	1	1	2	-

Acreage Facades



Austin

✓ INCLUDED



Calder

+ UPGRADE



Featherly

+ UPGRADE

For facade pricing or material and colour options,
please speak to your New Home Specialist, or visit simonds.com.au.

Facade images are for illustrative purposes only and may not represent the final product as shown. Features such as fencing, landscaping, letterbox, decking, driveway and decorative features may not be offered or included as standard by Simonds Homes. Additional cost floor plan options, fixtures and fittings may also be shown. Please speak with a New Home Specialist for further details.



Jamieson

+ UPGRADE



Kingsley







+ UPGRADE



Mansfield

+ UPGRADE

Jacaranda 45

 4  2  3  1  2  1

Plan Size (WxL)
30.82m x 15.25m

Room Sizes

Master Bedroom	4640 x 4600
Guest Bedroom	3200 x 3300
Bedroom 3	3350 x 3200
Bedroom 4	3350 x 3200
Family	4000 x 4000
Dining	4130 x 2450
Kitchen	4780 x 4150
Lounge	4000 x 4320
Entertaining	3200 x 4320
Garage	6000 x 5510
Alfresco	5530 x 3000

Specifications

Ground Floor	282.42m ²	30.40sq
Verandah	81.80m ²	8.81sq
Garage	36.54m ²	3.93sq
Alfresco	16.59m ²	1.79sq
Total	417.35m ²	44.92sq

Facade Options

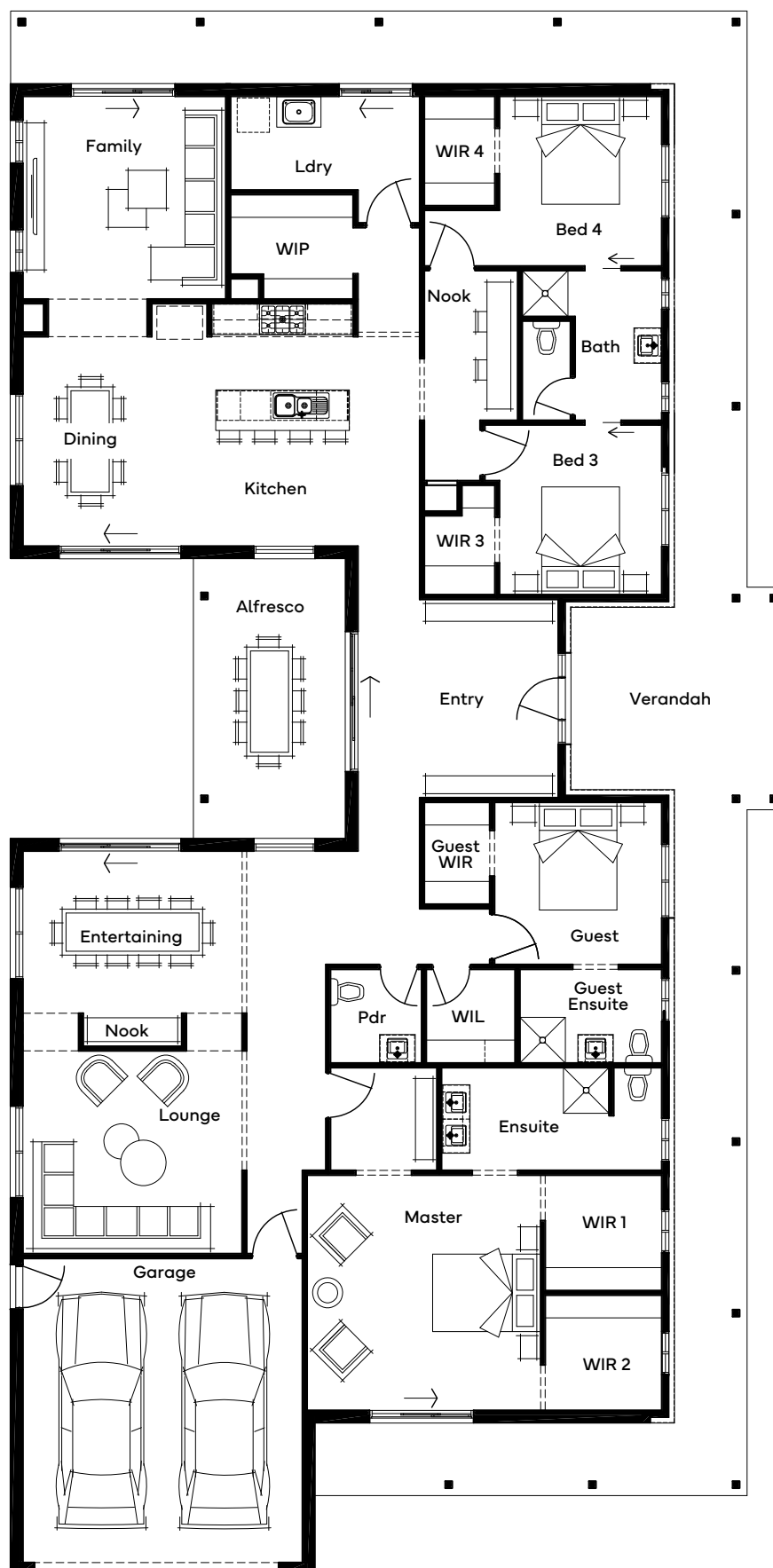
- + Austin
- + Calder
- + Featherly
- + Jamieson
- + Kingsley
- + Mansfield

Structural Options

- + Alternate Master 1
- + Alternate Master 2
- + Kitchen & Family
- + Internal Courtyard
- + Butler's Pantry 1
- + Butler's Pantry 2
- + Bath
- + 5 Bed
- + Internal Courtyard with Extended Alfresco
- + Powder, Linen & Guest Ensuite



Scan for all design and facade options available with the Jacaranda 45; or visit simonds.com.au



Standard floorplan shown

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Final design may differ to meet developer, NCC and other compliance requirements.
Specifications and room sizes may differ based on selected facade.

Mangrove 45

 4  2  2  1  2

Plan Size (WxL)
29.39m x 16.19m

Room Sizes

Master Bedroom	5390 x 4080
Bedroom 2	3290 x 3390
Bedroom 3	3260 x 3390
Bedroom 4	3260 x 3390
Living	5150 x 6580
Dining	550 x 5870
Kitchen	3240 x 5780
Rumpus	3870 x 5870
Garage	6000 x 5510

Specifications

Ground Floor	289.70 m ²	31.18sq
Verandah	95.25m ²	10.28sq
Garage	36.25m ²	3.90sq
Total	421.47m²	45.37sq

Facade Options

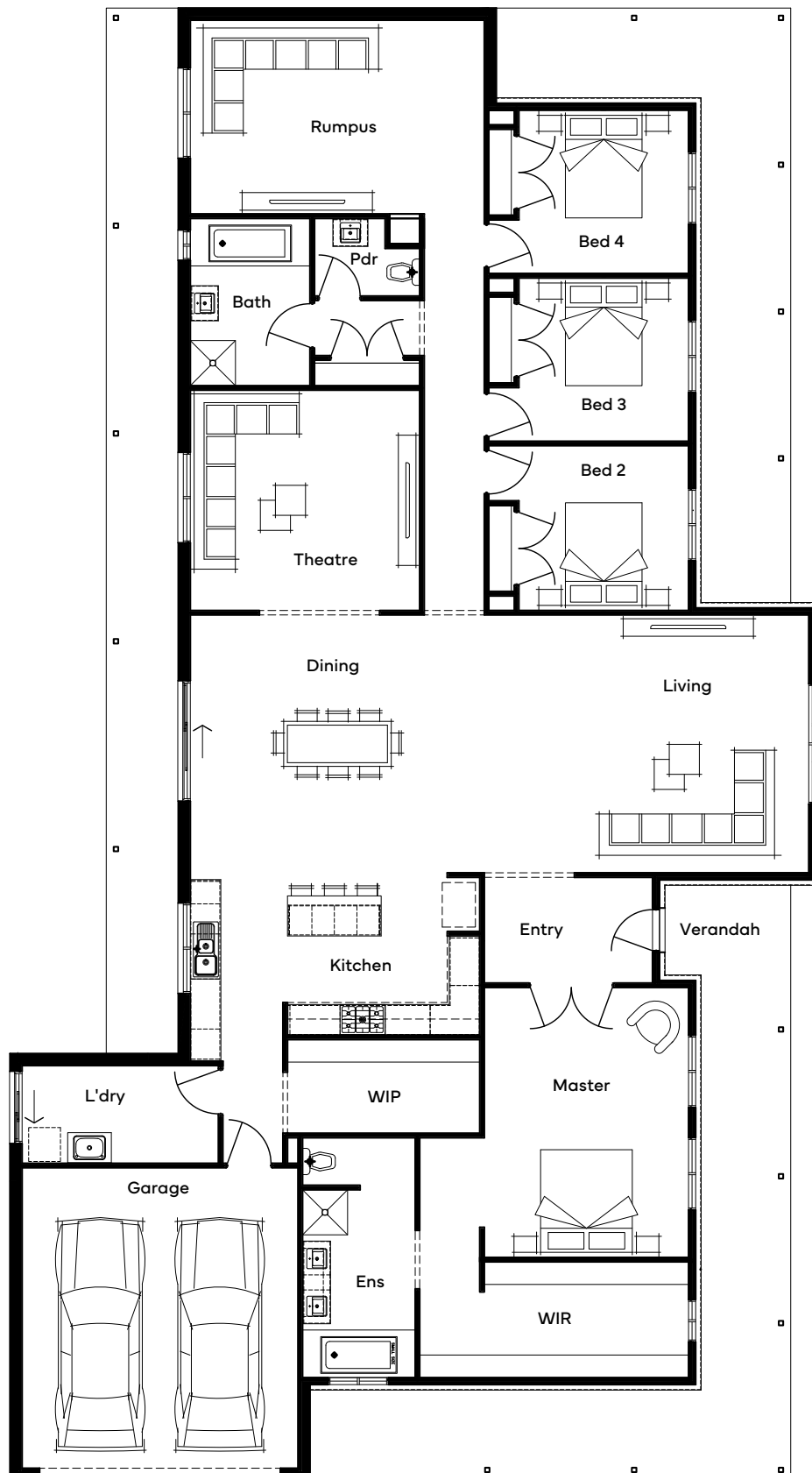
- + Austin
- + Calder
- + Featherly
- + Jamieson
- + Kingsley
- + Mansfield

Structural Options

- + Bed 5 ILO Rumpus
- + Kitchen, Living, Theatre, Bed 5 & Alfresco
- + Kitchen, Living, Theatre, Bed 5 & Alfresco (All Raked Ceilings)
- + Kitchen, Living, Theatre, Bed 5 & Alfresco (Raked Living Areas Ceilings)
- + Front Home Kitchen with Alfresco



Scan for all design and facade options available with the Mangrove 45; or visit simonds.com.au



Standard floorplan shown

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Specifications and room sizes may differ based on selected facade.

Rocklea 39

 4  2  2  1  2

Plan Size (WxL)
28.31m x 13.43m

Room Sizes

Master Bedroom	4590 x 4150
Bedroom 2	3050 x 3550
Bedroom 3	3050 x 3550
Bedroom 4	3050 x 3550
Living	3940 x 4540
Dining	3930 x 4540
Kitchen	2620 x 4540
Lounge	4790 x 4150
Garage	5550 x 6000
Workshop	2380 x 2520

Specifications

Ground Floor	230.51m ²	24.81sq
Verandah	89.47m ²	9.63sq
Garage	43.30m ²	4.66sq
Total	363.28m²	39.10sq

Facade Options

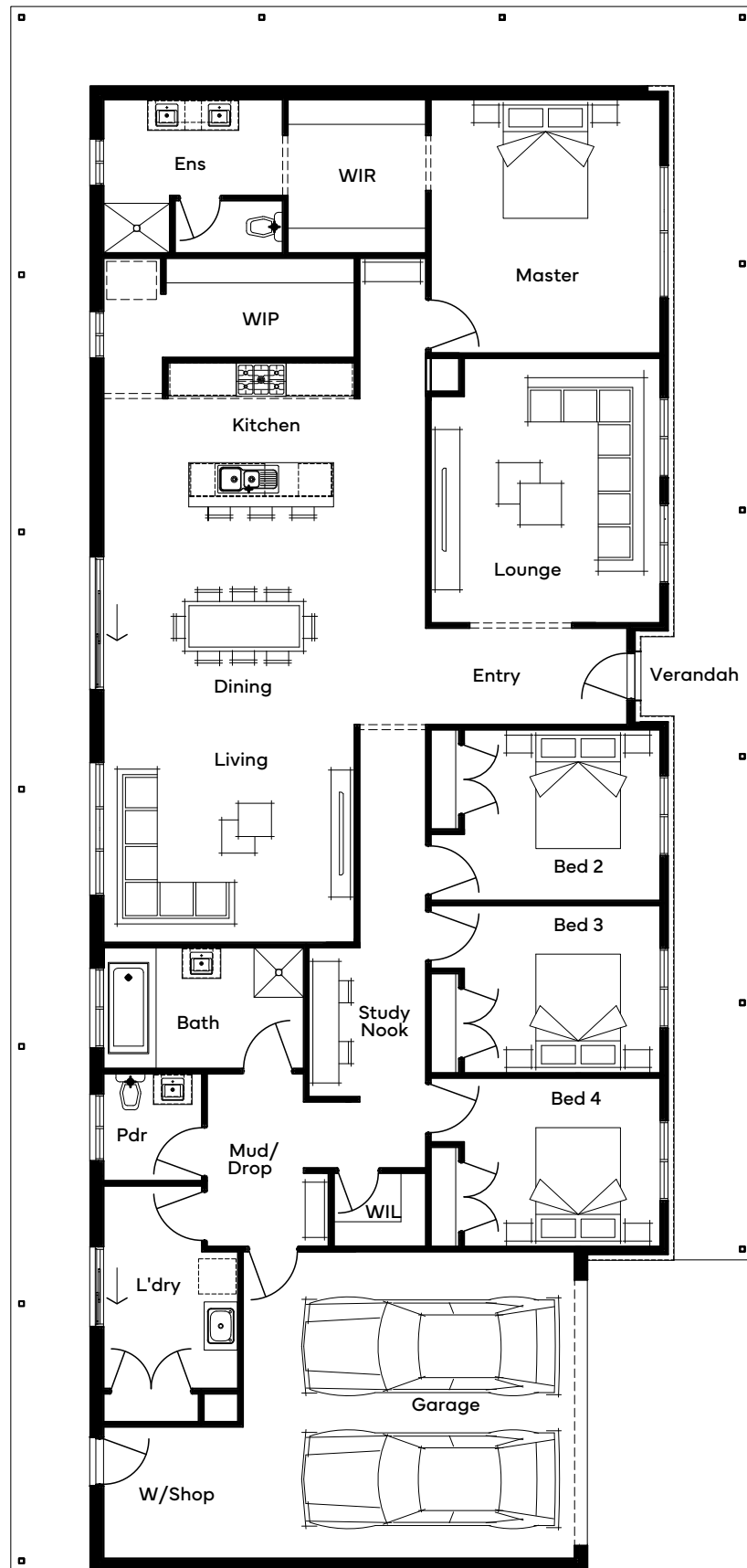
- + Austin
- + Calder
- + Featherly
- + Jamieson
- + Kingsley
- + Mansfield

Structural Options

- + Kitchen to Front, Family to Rear
- + Alternate Kitchen, Living/Dining & Master Suite
- + 5th Bed ILO Rumpus, Kitchen to Front with Grand Living and Alfresco
- + Alternate Kitchen, Living & Master Suite
- + Alternate Kitchen, Living with Alfresco & Master Suite
- + Laundry, Mud, Study Nook









Scan for all design and facade options available with the Rocklea 39; or visit simonds.com.au



Standard floorplan shown

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 Final design may differ to meet developer, NCC and other compliance requirements.
 Specifications and room sizes may differ based on selected facade.

Rocklea 42

 4  2  2  1  1  2

Plan Size (WxL)
30.71m x 13.43m

Room Sizes

Master Bedroom	4680 x 4550
Bedroom 2	3090 x 3410
Bedroom 3	3030 x 3410
Bedroom 4	3050 x 3410
Family	4790 x 4640
Dining	4500 x 5430
Kitchen	2610 x 5430
Rumpus	4900 x 4140
Study	2220 x 4550
Garage	5550 x 6000
Workshop	5550 x 2430

Specifications

Ground Floor	247.08m ²	26.60sq
Verandah	96.38m ²	10.37sq
Garage	52.05m ²	5.60sq
Total	395.51m²	42.57sq

Facade Options

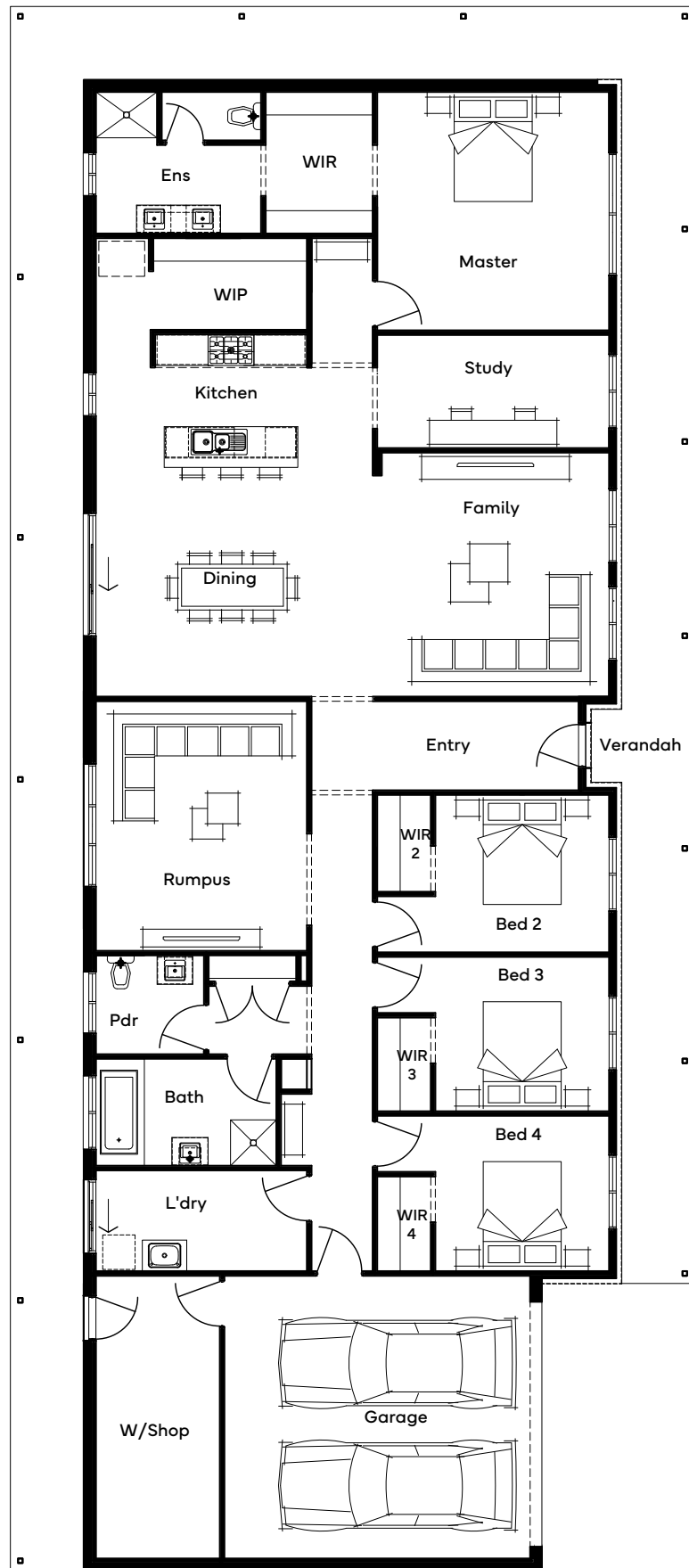
- + Austin
- + Calder
- + Featherly
- + Jamieson
- + Kingsley
- + Mansfield

Structural Options

- + Kitchen to Front, Family to Rear
- + Alternate Kitchen 1, Master Suite (No Study)
- + Alternate Kitchen 2, Master Suite (No Study)
- + Grand Alfresco, Kitchen to Front



Scan for all design and facade options
available with the Rocklea 42;
or visit simonds.com.au



Standard floorplan shown

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 Final design may differ to meet developer, NCC and other compliance requirements.
 Specifications and room sizes may differ based on selected facade.



All floorplans, facade images and photographs have been used for illustrative purposes only and may not represent the final product as shown. Final design may differ to meet developer, NCC and other compliance requirements. All furniture, screens, landscaping, pergolas and decorative finishes are not offered by Simonds Homes. Additional cost floor plan options, fixtures and fittings may also be shown.



