



  
SIMONDS

Elite





# 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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## Double Storey 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 personalise 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 who will be your point of contact 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 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 watch 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 your build, your Site Supervisor will be able to answer any questions you may have. You will also have the opportunity to meet with them during 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 installed.

##### 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 start to see the new home you envisioned come to life, with the installation of your Gallery selections across interiors, flooring, cabinetry and fixtures.

##### 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

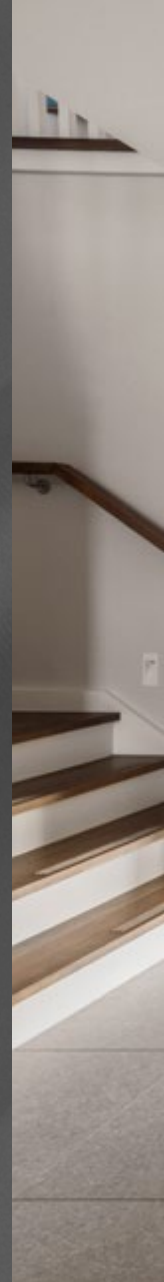
From start to finish, we'll be right by your side. With our dedicated Maintenance Team and Lifetime Structural Guarantee, our commitment to you lasts long after we've handed over the keys.

# Elite Range

Artfully designed and meticulously crafted homes with a one-of-a-kind feel. Our Elite range of homes heighten grand family living with customisable, commanding homes that will be by your side for the years – and decades – to come. Completely personalised exactly how you always envisioned, discover impressive facades, stunning spaces and Elite inclusions to match. Contemporary minded with accessible luxury at its forefront, feel empowered to craft your ideal home where personalised living is just the beginning.

## Standard Inclusions List

Scan the QR code to see the full listing of the Elite Range inclusions or visit [simonds.com.au](https://simonds.com.au)













A high-angle, close-up photograph of a modern dining table. The table has a dark, matte, textured surface. On the right side of the table, there is a large, white, rounded ceramic vase with a flared base, containing a bouquet of green and yellow leaves. Next to it is a white ceramic basket filled with green moss. In the foreground, the back of a light-colored, textured chair is visible. The background shows a window with white curtains.

ELITE RANGE

# Single Storey

DESIGNS



# Single Storey Facades





To find out facade pricing or material and colour options, please speak to your New Home Specialist, or visit [simonds.com.au](https://simonds.com.au)

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*The*

# Riccardi 29







Come home to the expansive 4-bedroom, 3-bathroom Riccardi 29 — an ideal floor plan designed for 15m+ blocks. Showcasing thoughtful design features, such as a fully equipped guest suite or second master bedroom, as well as a private study and separate living area, the Riccardi 29 has your every need covered.

The secondary bedrooms surround a central bathroom at the front of the home, leaving the open plan kitchen, dining and living at the rear with a powder room a stone's throw away. Households will enjoy the large, functional kitchen which includes a wrap-around walk-in pantry tucked away out of sight. The 2-car garage, spacious laundry and ample built-in storage are all features that make the Riccardi 29 home design a top choice amongst homeowners.





# Riccardi 29

 4
  2
  3
  1
  1
  2

Plan Size (WxL)

13.79m x 21.71m

Minimum Lot Size (WxL)

15m x 30m

## Room Sizes

Master Bedroom	3300 x 4380
Bedroom 2	3200 x 3020
Bedroom 3	3200 x 3000
Guest Bed	4010 x 3100
Family	4670 x 4470
Dining	4670 x 3090
Kitchen	4670 x 2670
Living	3330 x 4320
Study	1700 x 4070
Garage	6000 x 5510

## Specifications

Ground Floor	228.85m <sup>2</sup>	24.63sq
Garage	36.43m <sup>2</sup>	3.92sq
Porch	4.11m <sup>2</sup>	0.44sq
<b>Total</b>	<b>269.39m<sup>2</sup></b>	<b>29.00sq</b>

## Facade Options

- + Beasley
- + Haines
- + Newland
- + Gilmore
- + Lindsay
- + Wiltshire

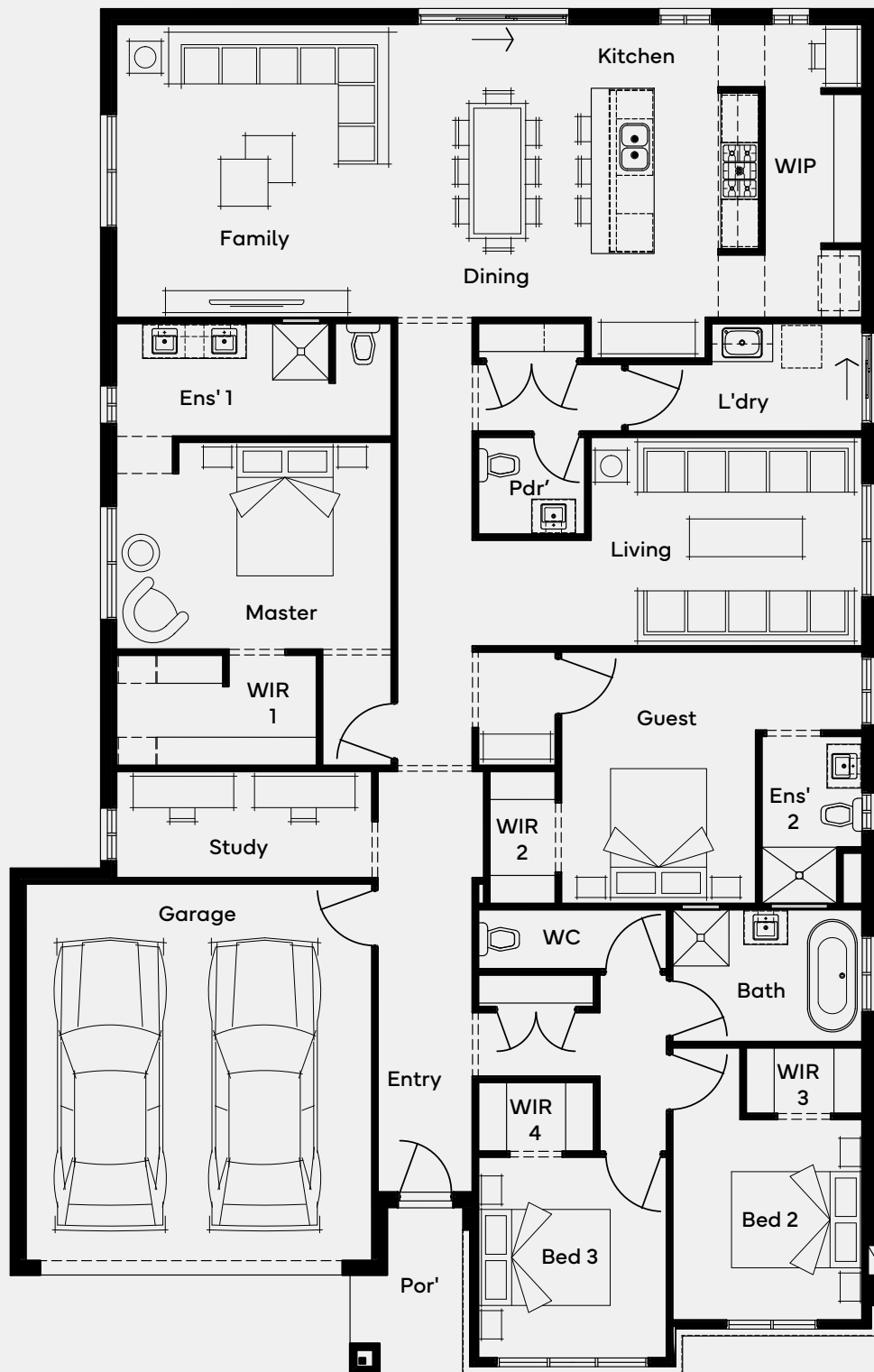
## Structural Options

- + Butler's Pantry 1
- + Butler's Pantry 2
- + Powder 2
- + Rear Flip
- + Guest Retreat
- + Alfresco
- + Raked Ceiling
- + Rear Flip & Raked Ceiling



Scan for all design and facade options available with the Riccardi 29; or visit [simonds.com.au](https://simonds.com.au)





Standard floorplan shown

*The*

# Luxford 34





This Luxford 34 single-story home crafted for a 16m+ block also features 4 spacious bedrooms, 2 modern bathrooms, and a convenient 2 car garage. The heart of the home is the open-plan kitchen, dining, and living areas, perfect for entertaining and family gatherings.

The master suite is a true retreat with a walk-in robe and ensuite, while the other bedrooms are well-positioned for privacy. Additional highlights include a versatile rumpus room, a separate multipurpose room, and an inviting alfresco area for outdoor living. The layout is designed for comfort, functionality, and modern living.





# Luxford 34

 4
  3
  2
  2
  1

Plan Size (WxL)

13.19m x 25.31m

Minimum Lot Size (WxL)

16m x 34m

## Room Sizes

Master Bedroom	4000 x 3830
Bedroom 2	3120 x 4670
Bedroom 3	3600 x 3380
Bedroom 4	3670 x 3730
Living	4500 x 3920
Dining	4200 x 4870
Kitchen	2760 x 2760
Rumpus	4840 x 3830
Multi-Purpose Room	3600 x 3730
Garage	6000 x 5510
Alfresco	3720 x 4570

## Specifications

Ground Floor	261.97m <sup>2</sup>	28.20sq
Garage	36.05m <sup>2</sup>	3.88sq
Alfresco	17.47m <sup>2</sup>	1.88sq
Porch	4.57m <sup>2</sup>	0.49sq
<b>Total</b>	<b>320.06m<sup>2</sup></b>	<b>34.45sq</b>

## Facade Options

- + Beasley
- + Haines
- + Newland
- + Gilmore
- + Lindsay
- + Wiltshire

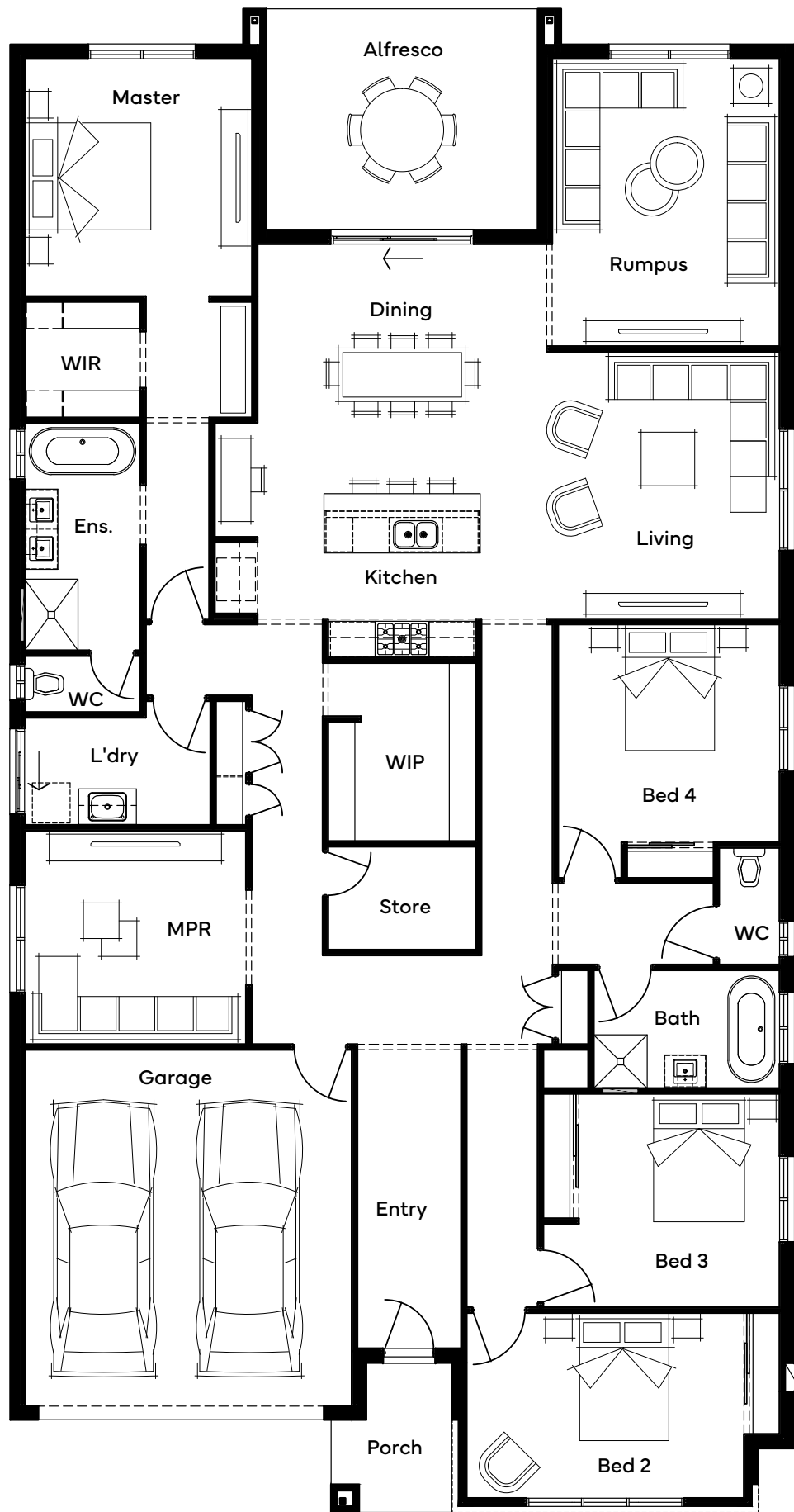
## Structural Options

- + Alfresco
- + Butler's Pantry
- + Powder Room
- + Rear Flip
- + Rear Flip & Alfresco
- + Rear Flip & Butler's Pantry
- + Rear Flip & Powder Room
- + Raked Ceiling & Alfresco
- + Raked Ceiling & Butler's Pantry



Scan for all design and facade options available with the Luxford 34; or visit [simonds.com.au](https://simonds.com.au)





Standard Floorplan Shown

All floorplans are for illustrative purposes only and may not represent the final product.  
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 Specifications and room sizes may differ based on selected facade.

*The*

# Rayner 32





The exceptional Rayner 32 a 4-bedroom, 2-bathroom single-storey home crafted for a block of 16m+ also has a double garage is designed for ultimate family comfort and entertainment. Featuring a spacious open-plan kitchen with a walk-in pantry, a large family area, and a formal dining space, this home is perfect for modern living.

A private theatre room and kids' retreat provide versatile spaces for relaxation and play. The luxurious master suite includes a walk-in robe and ensuite, while the expansive alfresco area creates a seamless indoor-outdoor flow, ideal for hosting gatherings. Experience the perfect blend of style, space, and functionality in this impressive family home.





# Rayner 32

 4
  3
  2
  2
  1

Plan Size (WxL)

13.31m x 23.51m

Minimum Lot Size (WxL)

16m x 32m

## Room Sizes

Master Bedroom	4400 x 3780
Bedroom 2	3000 x 3750
Bedroom 3	3000 x 3730
Bedroom 4	3000 x 3180
Family	5220 x 4790
Dining	4000 x 5390
Kitchen	6060 x 3020
Theatre	3800 x 4790
Kids Retreat	3270 x 3920
Garage	6000 x 5510
Alfresco	3360 x 5640

## Specifications

Ground Floor	243.47m <sup>2</sup>	26.21sq
Garage	36.11m <sup>2</sup>	3.89sq
Alfresco	18.95m <sup>2</sup>	2.04sq
Porch	4.92m <sup>2</sup>	0.53sq
<b>Total</b>	<b>303.45m<sup>2</sup></b>	<b>32.66sq</b>

## Facade Options

- + Beasley
- + Haines
- + Newland
- + Gilmore
- + Lindsay
- + Wiltshire

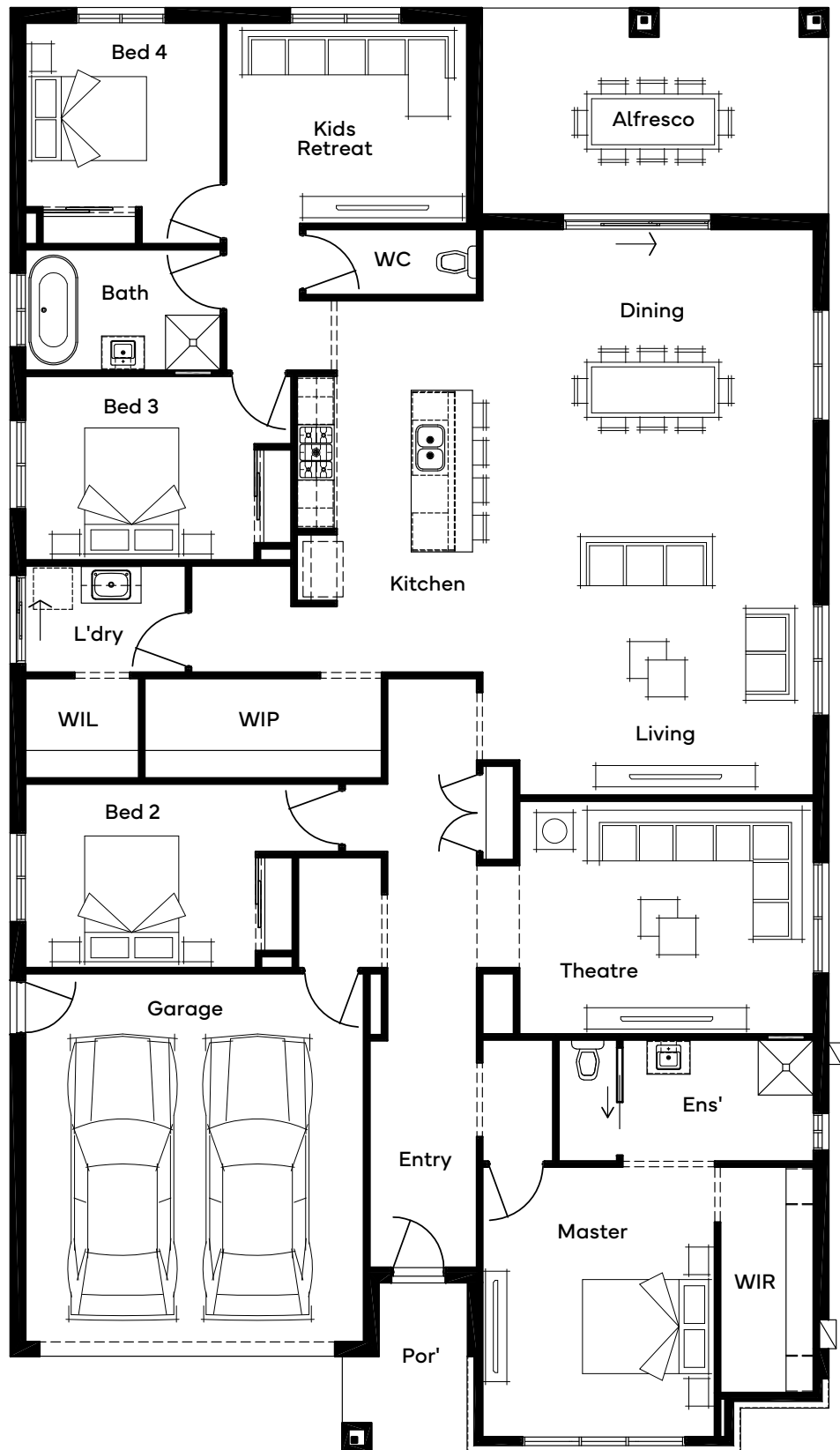
## Structural Options

- + Master Ensuite
- + Butler's Pantry
- + Powder Room
- + Raked Ceiling
- + Guest Bed
- + Guest Bed with Butler's Pantry
- + Guest Bed with Kitchen & Butler's Pantry



Scan for all design and facade options available with the Rayner 32; or visit [simonds.com.au](https://simonds.com.au)





Standard Floorplan Shown

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*The*

# Whelan 33

Designed for a 16m+ lot width, the Whelan 33 floor plan showcases the best in spacious living over a single story. The 4 bedroom, 2 bathroom home design starts with the luxe master bedroom, featuring a walk-in robe and ensuite, overlooking the streetscape. The secondary bedrooms all have their own dedicated wing, framed by a separate study nook and home theatre.

Move through to the open plan kitchen, dining and living — all of which seamlessly connect to an enclosed alfresco. With 3 versatile living spaces, a 2 car garage, a separate laundry and ample storage, the Whelan 33 is ready to evolve with the growing needs of your household over the years to come.





# Whelan 33

 4
  3
  2
  1
  1
  2
  1

Plan Size (WxL)

14.51m x 23.03m

Minimum Lot Size (WxL)

16m x 32m

## Room Sizes

Master Bedroom	4850 x 3710
Bedroom 2	3100 x 3000
Bedroom 3	3100 x 3000
Bedroom 4	3100 x 3000
Living	5330 x 3760
Dining	3140 x 4070
Kitchen	4820 x 2700
Theatre	3120 x 4790
Lounge	3560 x 4470
Garage	6000 x 5510
Alfresco	2630 x 3370

## Specifications

Ground Floor	256.35m <sup>2</sup>	27.59sq
Garage	36.43m <sup>2</sup>	3.92sq
Alfresco	8.86m <sup>2</sup>	0.95sq
Porch	4.22m <sup>2</sup>	0.45sq
<b>Total</b>	<b>305.83m<sup>2</sup></b>	<b>32.92sq</b>

## Facade Options

- + Beasley
- + Haines
- + Newland
- + Gilmore
- + Linsay
- + Wiltshire

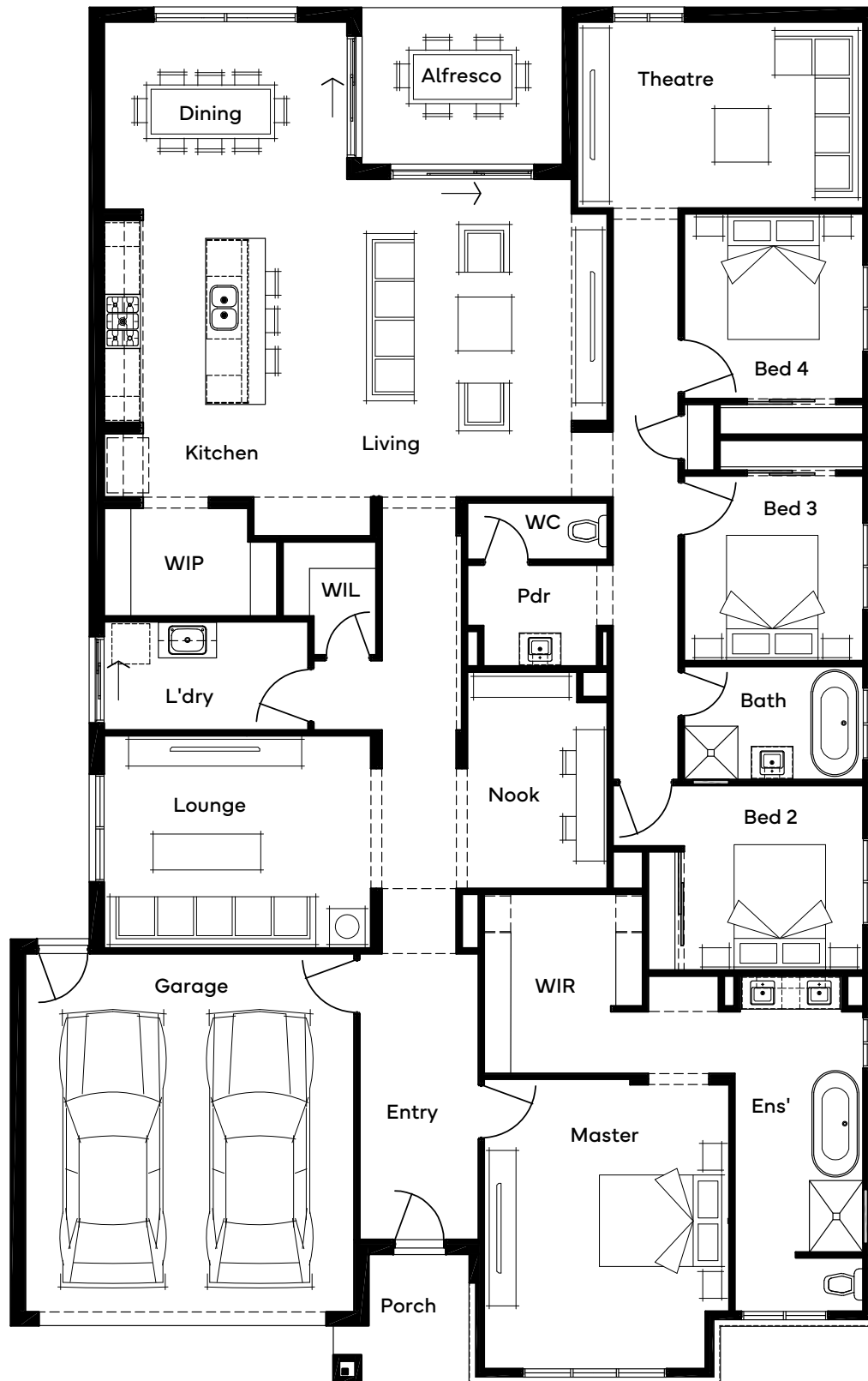
## Structural Options

- + Kitchen / Butler's Pantry 1
- + Kitchen / Butler's Pantry 2
- + Rumpus
- + Bed 5 ILO Rumpus



Scan for all design and facade options available with the Whelan 33; or visit [simonds.com.au](http://simonds.com.au)





Standard Floorplan Shown

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18M+ LOT WIDTH

SINGLE STOREY

*The*

# Sanford 32

Welcome to this beautifully crafted Sanford 32, 4-bedroom, 2-bathroom single-storey home crafted for a 18m+ block also has spacious double garage. Designed with family living in mind, this home boasts a large open-plan kitchen and family area, a private theatre room for entertainment, and a dedicated home office for ultimate convenience

The generous alfresco space invites outdoor dining and relaxation, making this home a perfect blend of comfort, style, and practicality. Ideal for families seeking a modern lifestyle, this home offers everything you need for luxury living on a single level.







# Sandford 32

 5
  2
  2
  1
  1
  2
  1

Plan Size (WxL)

15.71m x 22.67m

Minimum Lot Size (WxL)

18m x 32m

## Room Sizes

Master Bedroom	3870 x 3830
Bedroom 2	3090 x 3710
Bedroom 3	3010 x 3000
Bedroom 4	3000 x 3000
Bedroom 5	3000 x 3000
Family	4250 x 6540
Dining	3900 x 6020
Kitchen	6030 x 3090
Theatre	3480 x 4230
Office	4000 x 3000
Garage	6000 x 5510
Alfresco	3000 x 4920

## Specifications

Ground Floor	247.69m <sup>2</sup>	26.66sq
Garage	36.34m <sup>2</sup>	3.91sq
Alfresco	14.76m <sup>2</sup>	1.59sq
Porch	4.61m <sup>2</sup>	0.50sq
<b>Total</b>	<b>303.40m<sup>2</sup></b>	<b>32.66sq</b>

## Facade Options

- + Beasley
- + Haines
- + Newland
- + Gilmore
- + Lindsay
- + Wiltshire

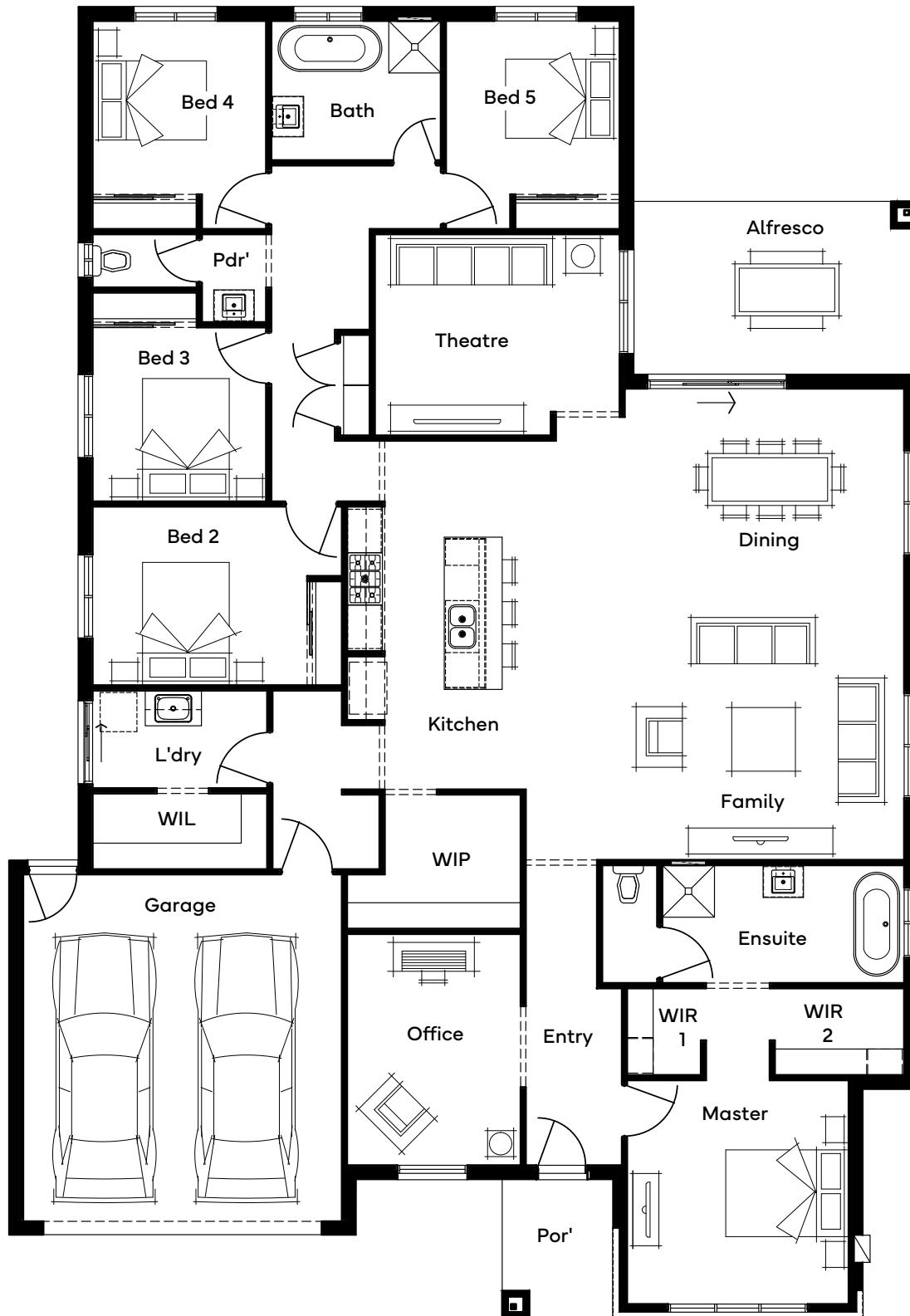
## Structural Options

- + Butler's and Kitchen 1
- + Butler's and Kitchen 2
- + Laundry Option
- + Retreat and Powder
- + Ensuite Option
- + Larger Alfresco
- + Raked Ceiling to Family and Dining
- + Guest Bed Option
- + Rear Flip
- + Rear Flip + Butler's
- + Rear Flip + Study Nook
- + Rear Flip + Guest Bed



Scan for all design and facade options available with the Sandford 32; or visit [simonds.com.au](http://simonds.com.au)





Standard Floorplan Shown

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ELITE RANGE

# Double Storey

DESIGNS





# Double Storey Facades



Barnes

✓ INCLUDED



Clemenger

✓ INCLUDED



Ferguson

✓ INCLUDED



Gallagher

✓ INCLUDED



For facade pricing or material and colour options,  
please speak to your New Home Specialist, or visit [simonds.com.au](https://simonds.com.au).



Griffin

✓ INCLUDED



Sellwood

+ UPGRADE



Whitten

+ UPGRADE

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9M+ LOT WIDTH

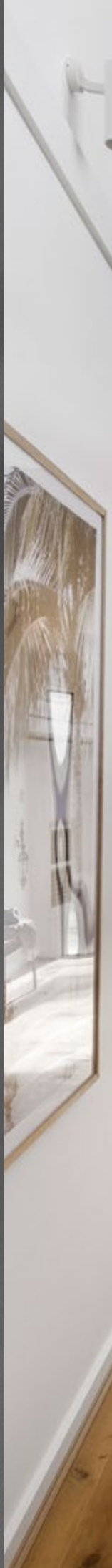
DOUBLE STOREY

The

# Hynes 30

Designed for 9m+ blocks, the double-storey Hynes 30 home design reimagines comfortable living for compact frontages. As you move through the hallway, you'll be met with a convenient downstairs guest suite and powder room, before moving through to the open plan kitchen, dining, living and alfresco. Upstairs, you'll find 3 secondary bedrooms to one side of the landing, equipped with a rumpus and central bathroom and WC.

Overlooking the street, the master bedroom provides the adults with comfort and privacy, featuring a walk-in robe and ensuite with a double vanity. Practical touches are not forgotten, with a separate laundry, 2-car garage and ample storage adding the finishing touches to an exceptional floor plan.















# Hynes 30

 5
  2
  3
  1
  2
  1

Plan Size (WxL)

**7.91m x 27.82m**

Minimum Lot Size (WxL)

**9m x 35m**

## Room Sizes

Master Bedroom	3410 x 4670
Bedroom 3	3040 x 2960
Bedroom 4	3040 x 2960
Bedroom 5	2750 x 3330
Guest Bed	3150 x 3280
Family/Dining	5910 x 4670
Kitchen	2740 x 2600
Rumpus	3000 x 2960
Garage	6000 x 5630
Alfresco	2990 x 3750

## Specifications

Ground Floor	110.02m <sup>2</sup>	11.84sq
First Floor	117.53m <sup>2</sup>	12.65sq
Garage	37.06m <sup>2</sup>	3.99sq
Alfresco	11.21m <sup>2</sup>	1.21sq
Porch	5.04m <sup>2</sup>	0.54sq
<b>Total</b>	<b>280.86m<sup>2</sup></b>	<b>30.23sq</b>

## Facade Options

- + Barnes
- + Ferguson
- + Griffin
- + Clemenger
- + Gallagher
- + Whitten

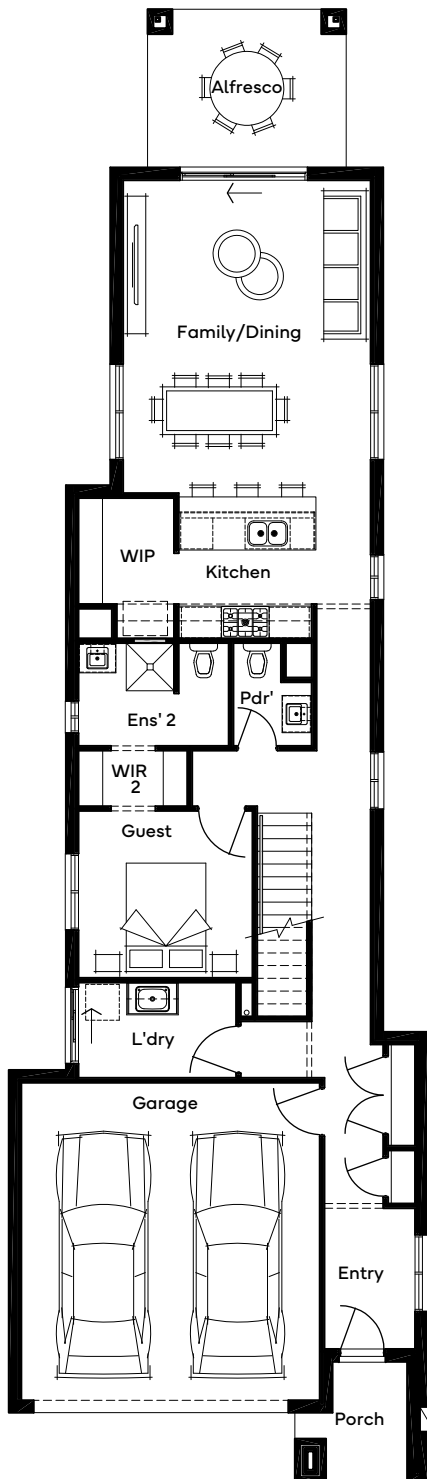
## Structural Options

- + Theatre ILO Guest Bed
- + Butler's Pantry
- + Rumpus ILO Bed 5
- + Ensuite
- + 3m Upper Floor Setback

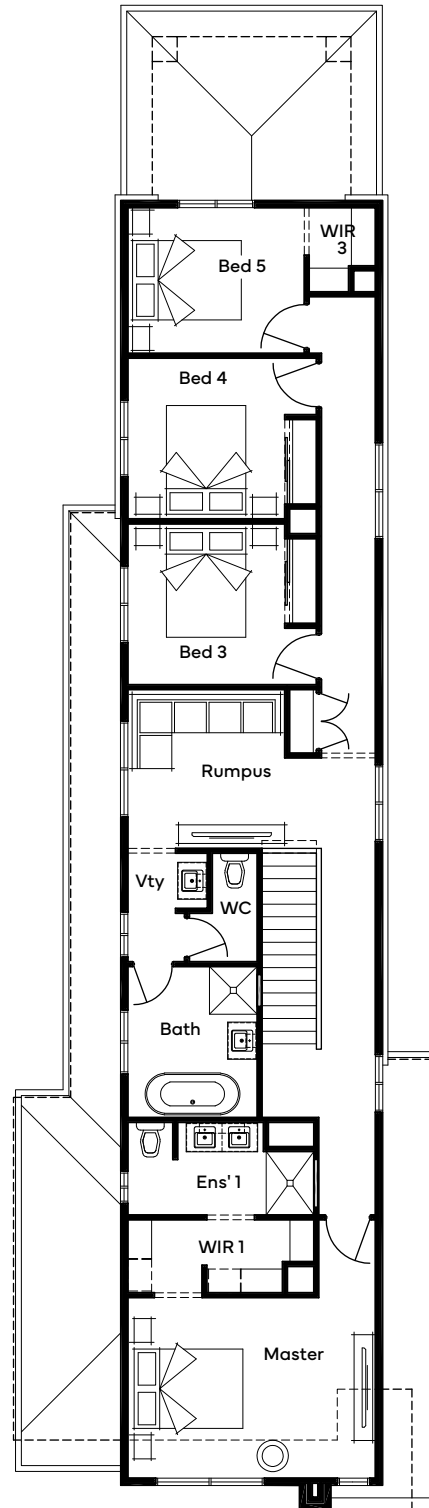


Scan for all design and facade options available with the Hynes 30; or visit [simonds.com.au](http://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard Floorplan Shown

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15.25M+ LOT WIDTH

DOUBLE STOREY

*The*

# Sutcliffe 51

Step into the Sutcliffe 51 double-storey home design for luxury living at its best. Designed for 15m+ blocks, this 5-bedroom, 4-bathroom, 2-car garage family floor plan delivers comfort and excellence throughout its spacious layout. Its key features start with the downstairs guest suite off the entry — ideal for guests, adult children or multigenerational living.








The central theatre room delivers versatile living options, before moving through to the free-flowing kitchen, dining and indoor-outdoor living space that is undoubtedly the heart of the home. Upstairs, the master suite delivers access to the balcony, double walk-in robes and a luxury ensuite, while the secondary bedrooms have ensuites, walk-in robes, a study and rumpus all to the themselves.







# Sutcliffe 51

 5    3    4    2    1    2    1

Plan Size (WxL)                      Minimum Lot Size (WxL)  
**13.07m x 22.43m**                      **15m x 32m**

### Room Sizes

Master Bedroom	6010 x 3820
Bedroom 3	3580 x 4190
Bedroom 4	3060 x 3280
Bedroom 5	3070 x 3280
Guest Bed	4520 x 4190
Family	5030 x 4560
Dining	3480 x 3430
Kitchen	5030 x 5990
Theatre	4940 x 3870
Rumpus	5320 x 5990
Study	3030 x 2710
Garage	6000 x 5670
Alfresco	3280 x 4560

### Specifications

Ground Floor	193.74m <sup>2</sup>	20.86sq
First Floor	204.37m <sup>2</sup>	22.00sq
Garage	37.31m <sup>2</sup>	4.02sq
Balcony	16.02m <sup>2</sup>	1.72sq
Alfresco	15.87m <sup>2</sup>	1.71sq
Porch	4.12m <sup>2</sup>	0.44sq
<b>Total</b>	<b>471.43m<sup>2</sup></b>	<b>50.75sq</b>

### Facade Options

- + Barnes                      + Gallagher                      + Whitten
- + Clemenger                      + Griffin
- + Ferguson                      + Sellwood

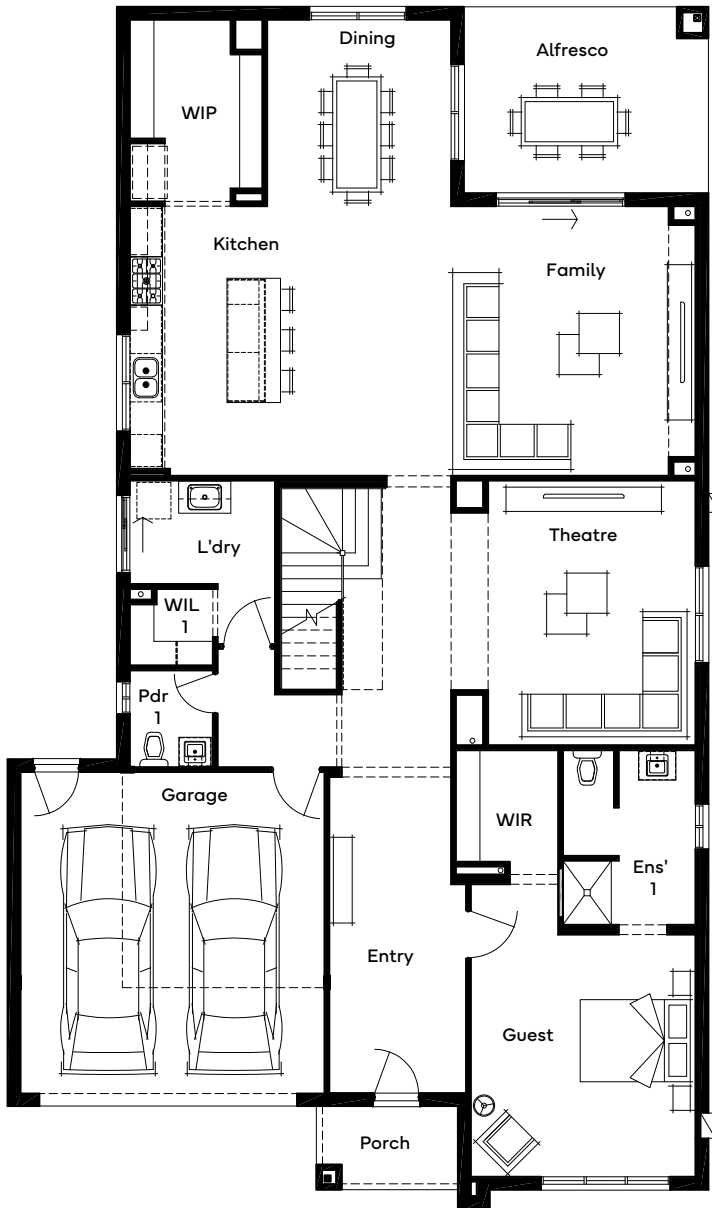
### Structural Options

- + Butler's Pantry                      + Master Bed with Home Office 1 + Larger Beds 4 & 5
- + Alternate Kitchen & Butler's Pantry                      + Master Bed with Home Office 2 + Larger Beds 4 & 5
- + Study, Lounge & Dining with NCC Upper Floor Bathroom                      + Master to Front with Void over Family (No Rear Balcony)
- + Laundry Chute                      + Rear Flip
- + Alternate Powder Room & Laundry Chute                      + Rear Flip with Butler's Pantry
- + Master Ensuite                      + Rear Flip with Alternate Kitchen
- + Alternate Laundry & Powder Room with Drop Zone                      + 3M First Floor Setback
- + Master Retreat (No Balcony)

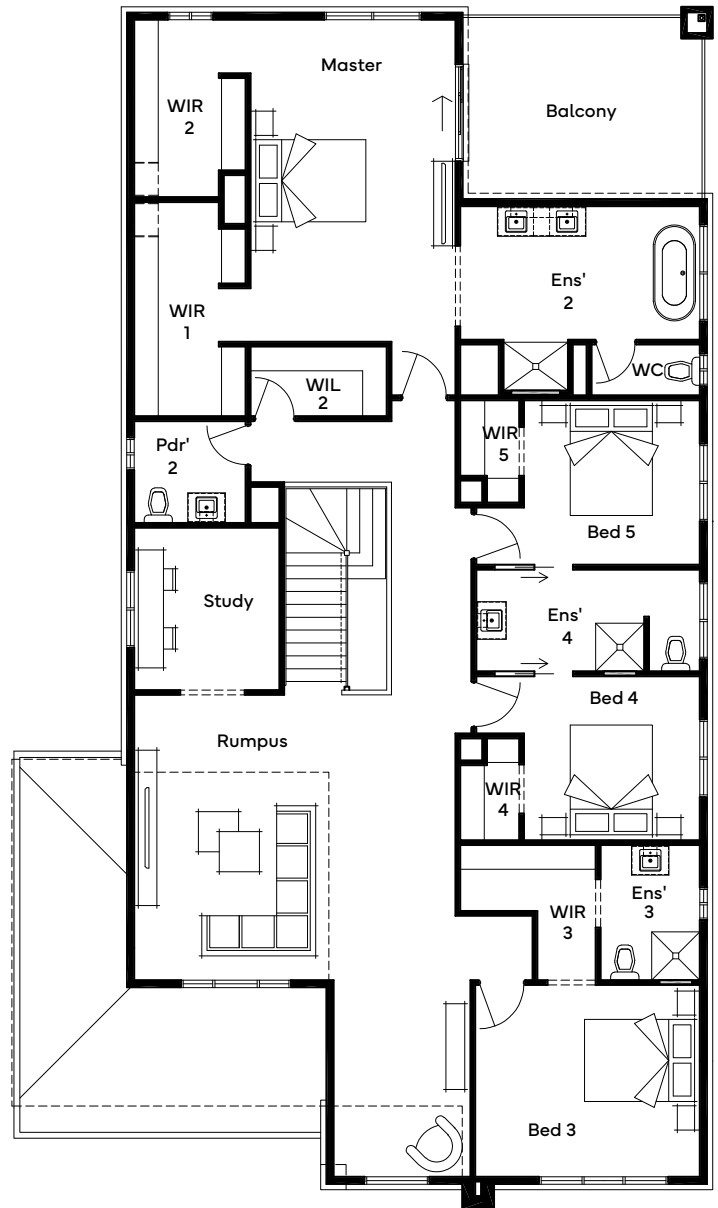


Scan for all design and facade options available with the Sutcliffe 51; or visit [simonds.com.au](http://simonds.com.au)

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.





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