


SIMONDS

EMERGE



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







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.

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Double Storey Facades 48

Double Storey Designs

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Emerge Range

A range of homes that have the fundamentals, plus more, covered. Form, smart design and contemporary style take centre stage, all while bringing homeownership within reach with a place to call your own. Picture a clear path towards your first home with a fast-tracked journey to creating a sanctuary that gives you room to breathe, bountiful natural light and modern features at every turn. We've also taken all the hard work out of your colour selections process, saving you time and money with a collection of contemporary colour palettes hand-picked by our interior design team. Emerge takes you on a smooth-sailing journey, where we will listen to your needs and then take it from there.

Standard Inclusions List

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







Your fast-tracked Emerge journey.

Use our simple online tool from the comfort of your couch or with a New Home Specialist in one of our beautiful displays to instantly choose and customise your dream home with pre-designed structural options and our professionally curated colour palettes.

- ✓ Instant fixed pricing
- ✓ Fast contracts
- ✓ Speed to site
- ✓ Online homebuilder tool



1 Choose the perfect plan
Pick your preferred layout from a variety of thoughtfully designed single and double storey floor plans.

2 Make it yours
Personalise your floor plan with a range of popular pre-designed structural options and get instant pricing using our convenient online homebuilder tool.

3 Select your facade
From coastal, contemporary to classic, explore our range of eye-catching designs.

4 Set the tone
Choose from our range of stylish colour palettes that have been curated by our team of expert interior designers using our 3D visualiser.

5 Take it to the next level
From kitchen and butler's pantry upgrades to flooring, electrical, and heating and cooling, we've bundled together the popular extras that families love.

6 Lock in your price
Lock in your build price with certainty and peace of mind with a \$500* initial fee.

7 Finalise your new home
Receive your build contract fast!

8 Start building
Finalise your land information and start building.



EMERGE RANGE

Single Storey

DESIGNS

Single Storey Facades



Hurley

✓ INCLUDED



Mathieson

✓ INCLUDED



Patterson

✓ INCLUDED



Sheridan

✓ INCLUDED

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



Byron

+ UPGRADE



Davison

+ UPGRADE



Guthrie

+ UPGRADE



Madden

+ UPGRADE

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Single Storey

10m+ Lot Width

Home Designs

Min Lot Depth	Design					
30	Barclay 19	3	1	2	1	1
32	Bronson 19	4	2	2	1	1



Barclay 19

 3  1  2  1  1

Plan Size (WxL)

8.83m x 22.67m

Minimum Lot Size (WxL)

10m x 30m

Room Sizes

Master Bedroom	3910 x 3470
Bedroom 2	3000 x 3320
Bedroom 3	3000 x 3320
Living	4300 x 3320
Dining	2780 x 4070
Kitchen	4060 x 2750
Garage	6000 x 3110
Alfresco	3000 x 3110

Specifications

Ground Floor	144.40m ²	15.54sq
Garage	21.24m ²	2.29sq
Alfresco	9.33m ²	1.00sq
Porch	3.39m ²	0.36sq
Total	178.36m²	19.20sq

Facade Options

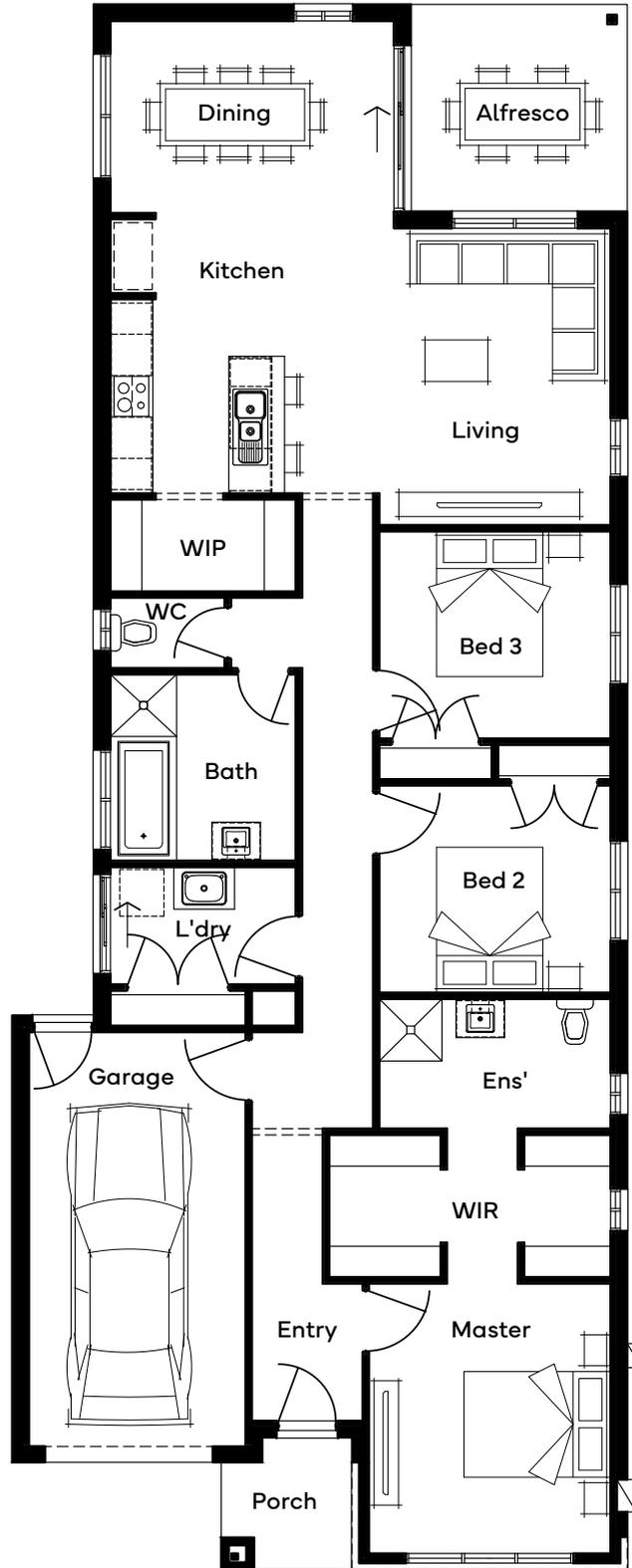
- + Hurley
- + Mathieson
- + Patterson
- + Sheridan
- + Byron
- + Madden
- + Guthrie
- + Davison

Structural Options

- + Butler's Pantry
- + Ensuite 1
- + Ensuite 2
- + Alternate Alfresco
- + Alternate Alfresco & Butler's Pantry



Scan for all design and facade options available with the Barclay 19; or visit simonds.com.au



Standard floorplan shown

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Bronson 19

 4  2  2  1  1

Plan Size (WxL)
8.83m x 22.88m

Minimum Lot Size (WxL)
10m x 30m

Room Sizes

Master Bedroom	3600 x 3470
Bedroom 2	3000 x 2980
Bedroom 3	3000 x 3000
Bedroom 4	3000 x 3000
Living	3760 x 2980
Dining	3620 x 2500
Kitchen	3620 x 2640
Kids Retreat	3020 x 3000
Garage	6000 x 3110
Alfresco	3600 x 2040

Specifications

Ground Floor	148.00m ²	15.93sq
Garage	21.24m ²	2.29sq
Alfresco	7.34m ²	0.79sq
Porch	3.40m ²	0.37sq
Total	179.98m²	19.37sq

Facade Options

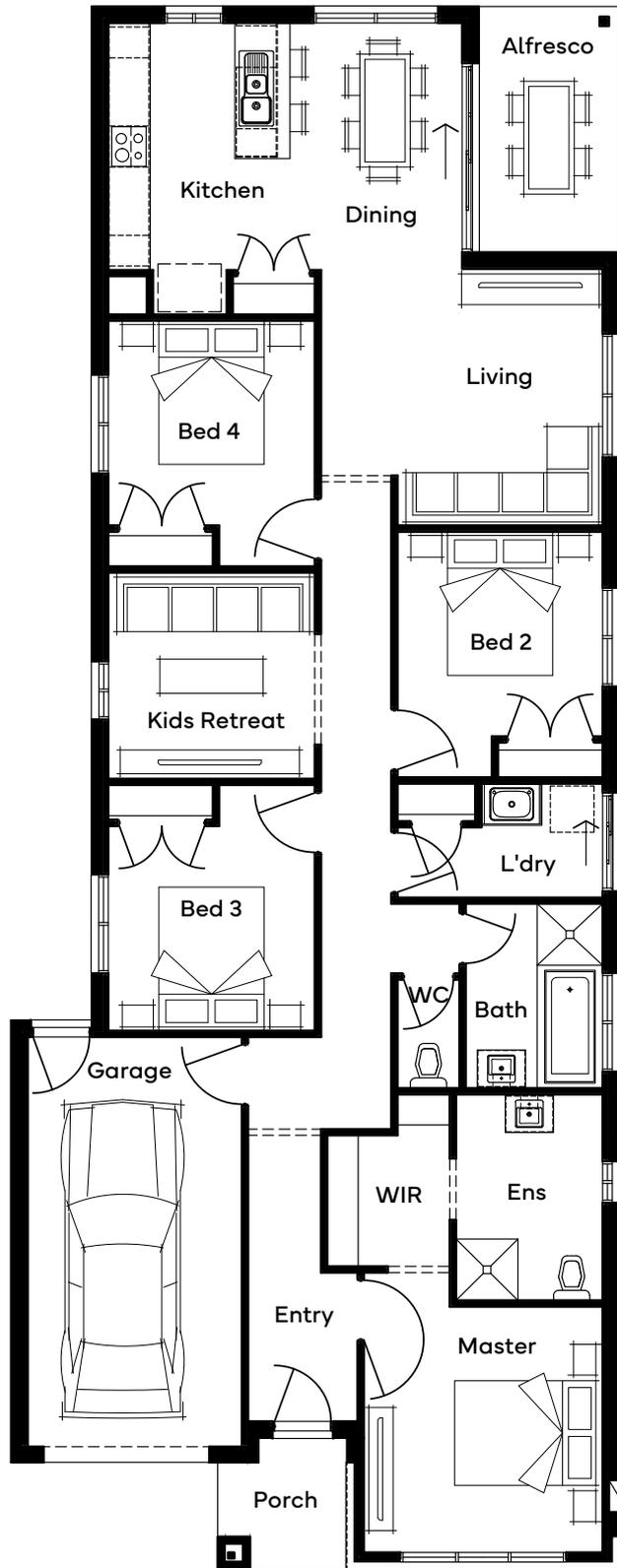
- + Hurley
- + Mathieson
- + Patterson
- + Sheridan
- + Byron
- + Madden
- + Guthrie
- + Davison

Structural Options

- + Ensuite 1
- + Kitchen
- + Butler's Pantry & Study
- + Rear Living
- + Rear Flip
- + Rear Flip with Butler's Pantry & Study
- + Rear Flip with Rear Living



Scan for all design and facade options available with the Bronson 19; or visit simonds.com.au



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Single Storey

12.5m+ Lot Width

Home Designs

Min Lot Depth	Design						
28	Everett 21	3	3	2	-	2	1
25	Gardiner 18	3	1	2	-	2	-
28	Gardiner 20	3	1	2	-	2	-
25	Leighton 18	3	1	2	-	2	-
28	Leighton 21	4	1	2	-	2	-
30	Maher 24	4	2	2	1	2	-
30	Miller 24	4	2	2	-	2	1
28	Rankin 20	3	1	2	-	2	1



Everett 21

 3  3  2  2  1

Plan Size (WxL)
11.27m x 19.91m

Minimum Lot Size (WxL)
12.5m x 28m

Room Sizes

Master Bedroom	3800 x 3350
Bedroom 2	3000 x 3350
Bedroom 3	3000 x 3200
Living	2930 x 3390
Family	3670 x 2830
Dining	2790 x 4310
Kitchen	3760 x 2480
Kids Retreat	3030 x 4190
Garage	6000 x 5510
Alfresco	2400 x 3480

Specifications

Ground Floor	153.05m ²	16.47sq
Garage	36.25m ²	3.90sq
Alfresco	8.35m ²	0.90sq
Porch	4.05m ²	0.44sq
Total	201.70m²	21.71sq

Facade Options

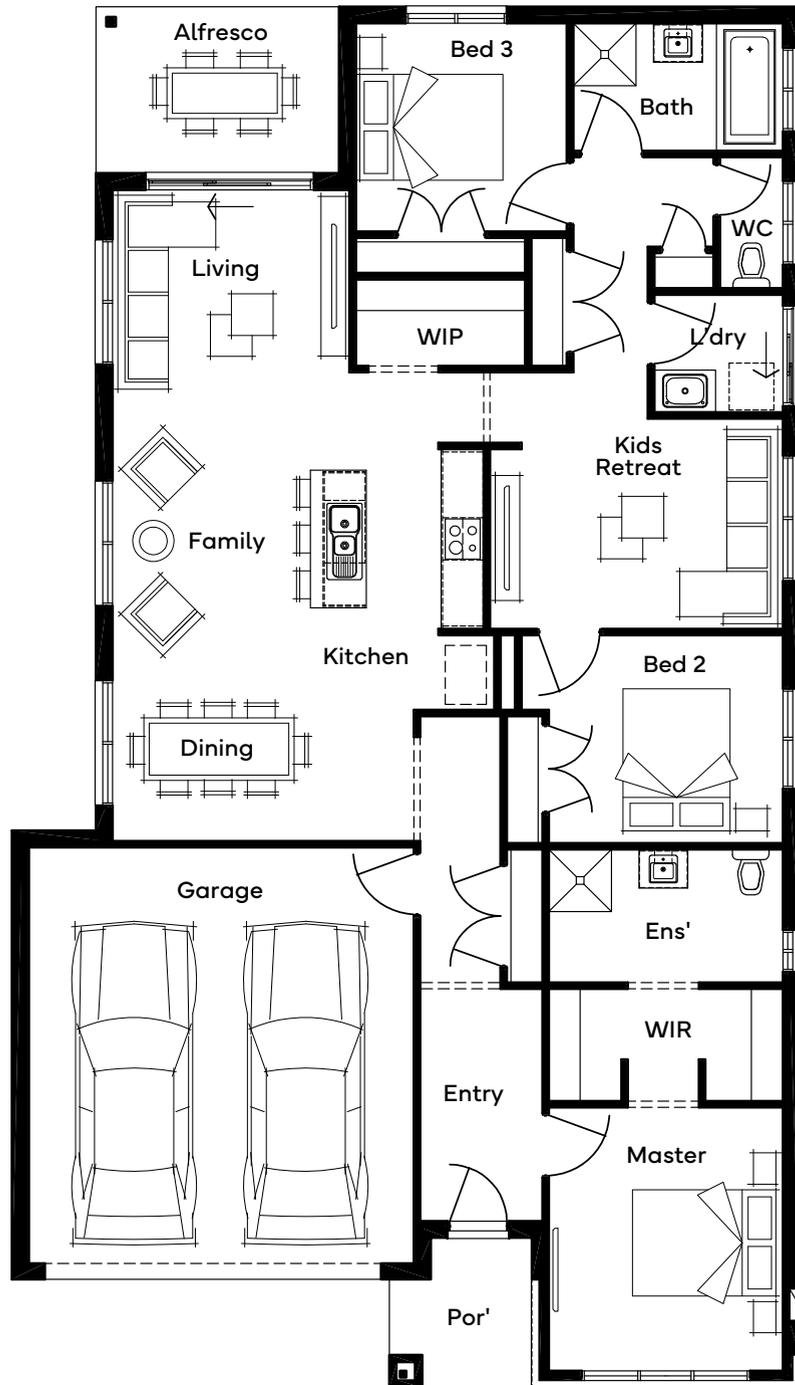
- + Hurley
- + Mathieson
- + Patterson
- + Sheridan
- + Byron
- + Madden
- + Guthrie
- + Davison

Structural Options

- + Larger Butler's Pantry
- + 4 Bed
- + Lounge to Front
- + Larger Living
- + Rear Flip
- + Rear Flip & Butler's Pantry
- + Rear Flip & 4 Bed
- + Rear Flip & Larger Living



Scan for all design and facade options available with the Everett 21; or visit simonds.com.au



Standard floorplan shown

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Gardiner 18

 3  1  2  2

Plan Size (WxL)
11.27m x 16.91m

Minimum Lot Size (WxL)
12.5m x 25m

Room Sizes

Master Bedroom	3350 x 3350
Bedroom 2	3000 x 3350
Bedroom 3	3000 x 3350
Living	3680 x 3440
Dining	3710 x 3900
Kitchen	2910 x 2880
Garage	6000 x 5510

Specifications

Ground Floor	131.19m ²	14.12sq
Garage	36.25m ²	3.90sq
Porch	4.05m ²	0.44sq
Total	171.49m²	18.46sq

Facade Options

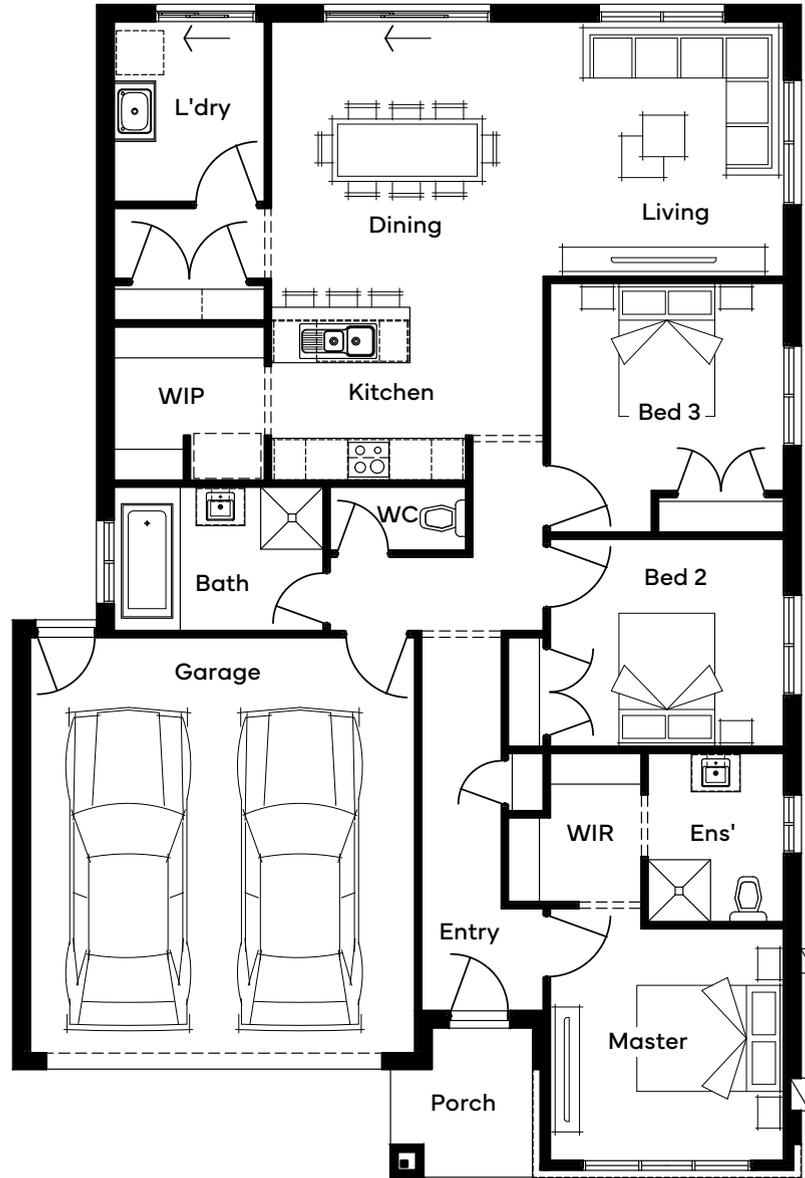
- + Hurley
- + Mathieson
- + Patterson
- + Sheridan
- + Byron
- + Madden
- + Guthrie
- + Davison

Structural Options

- + Powder
- + Butler's Pantry
- + Alfresco
- + Media 16m Lot
- + Rear



Scan for all design and facade options available with the Gardiner 18; or visit simonds.com.au



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Gardiner 20

 3  1  2  2

Plan Size (WxL)
11.27m x 18.35m

Minimum Lot Size (WxL)
12.5m x 28m

Room Sizes

Master Bedroom	4450 x 3350
Bedroom 2	3000 x 3350
Bedroom 3	2950 x 3500
Living	3600 x 4800
Dining	2940 x 4800
Kitchen	5010 x 2890
Garage	6000 x 5510

Specifications

Ground Floor	145.69m ²	15.68sq
Garage	36.25m ²	3.90sq
Porch	4.05m ²	0.44sq
Total	186.00m²	20.02sq

Facade Options

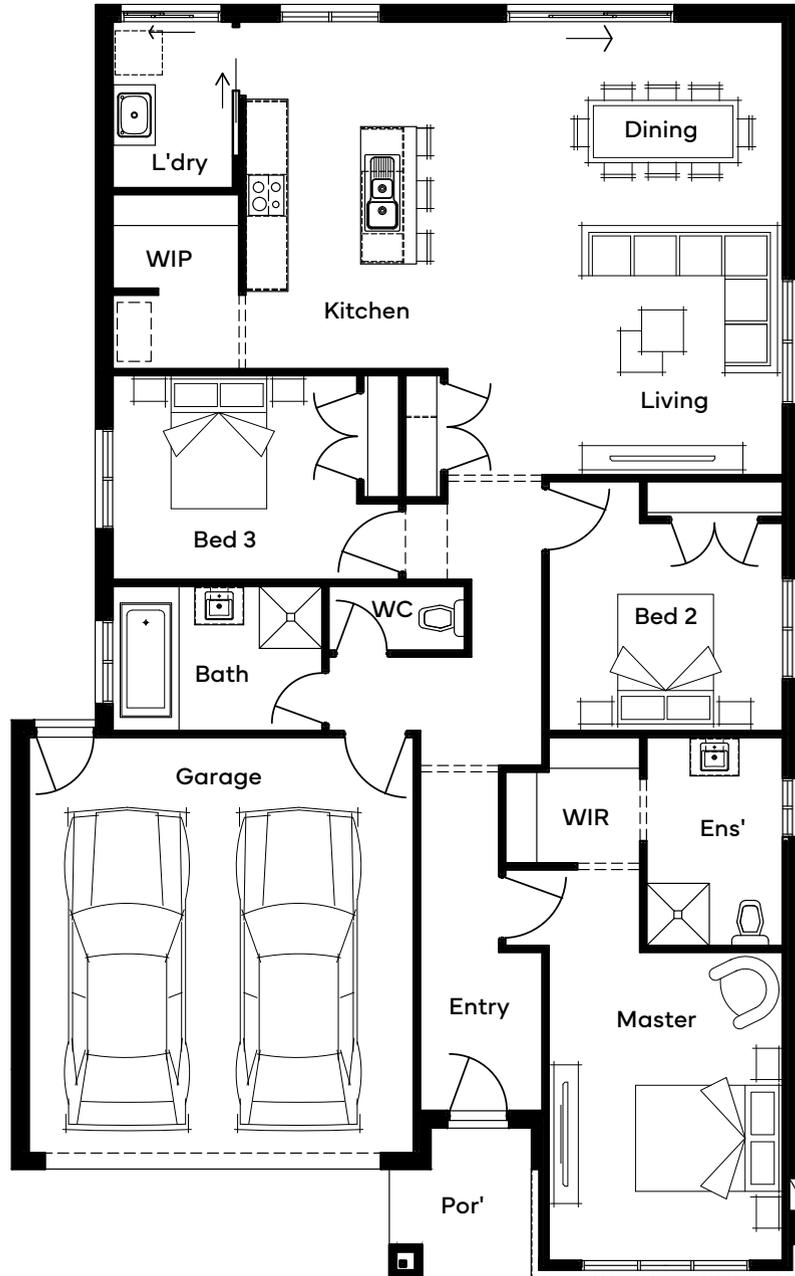
- + Hurley
- + Mathieson
- + Patterson
- + Sheridan
- + Byron
- + Madden
- + Guthrie
- + Davison

Structural Options

- + Ensuite
- + Butler's Pantry
- + Alfresco
- + 4 Bed
- + Media 16m Frontage
- + Rear Option
- + Rear Option & Butler's Pantry
- + Rear Option & Alfresco



Scan for all design and facade options available with the Gardiner 20; or visit simonds.com.au



Standard floorplan shown

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Leighton 18

 3
  1
  2
  2

Plan Size (WxL)

11.03m x 16.79m

Minimum Lot Size (WxL)

12.5m x 25m

Room Sizes

Master Bedroom	3550 x 3230
Bedroom 2	3000 x 3230
Bedroom 3	3000 x 3140
Living	3420 x 4250
Dining	2830 x 4250
Kitchen	2420 x 4400
Garage	6000 x 5510

Specifications

Ground Floor	126.59m ²	13.63sq
Garage	36.20m ²	3.90sq
Porch	3.47m ²	0.37sq
Total	166.26m²	17.90sq

Facade Options

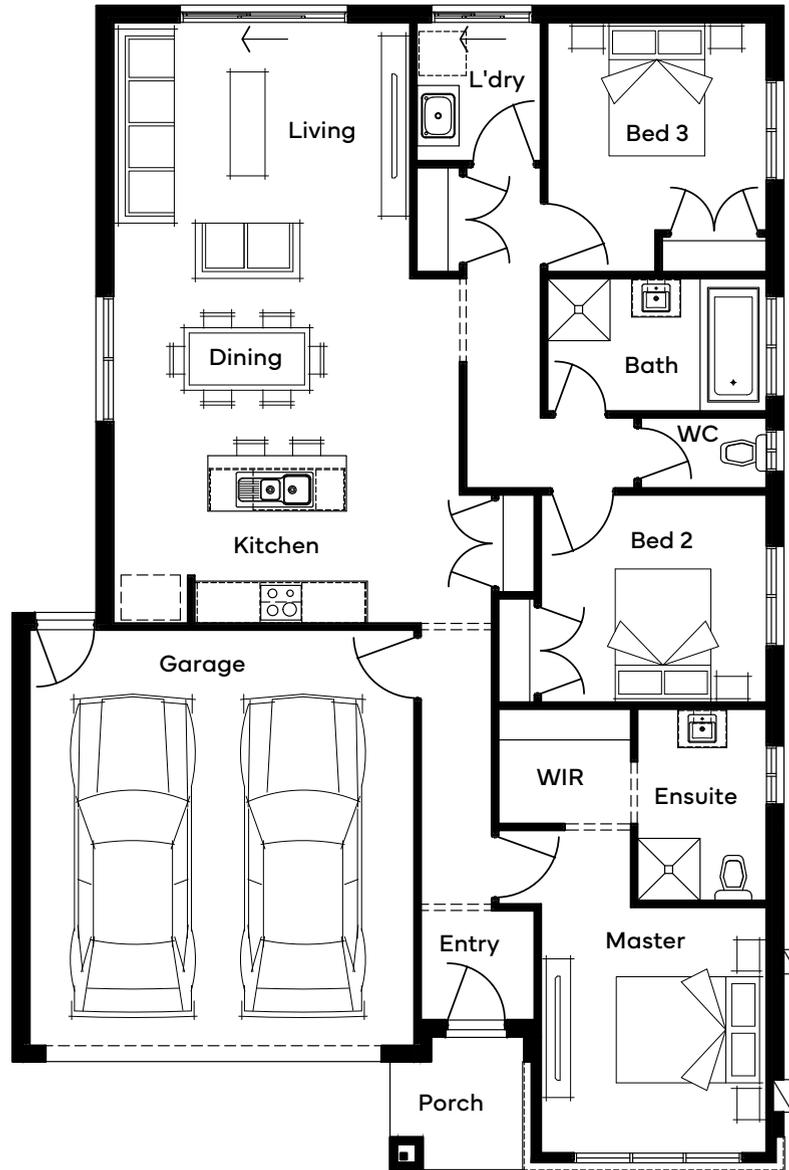
- + Hurley
- + Mathieson
- + Patterson
- + Sheridan
- + Byron
- + Madden
- + Guthrie
- + Davison

Structural Options

- + Alfresco
- + Butler's Pantry
- + WIP
- + Ensuite
- + Rear Flip
- + Rear Flip with Butler's Panty



Scan for all design and facade options available with the Leighton 18; or visit simonds.com.au



Standard floorplan shown

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Leighton 21

 4
  1
  2
  2

Plan Size (WxL)

11.03m x 19.79m

Minimum Lot Size (WxL)

12.5m x 28m

Room Sizes

Master Bedroom	3550 x 3230
Bedroom 2	3000 x 3240
Bedroom 3	3000 x 3240
Bedroom 4	3000 x 3140
Living	3990 x 4250
Dining	3280 x 4250
Kitchen	2470 x 4400
Garage	6000 x 5510

Facade Options

- + Hurley
- + Mathieson
- + Patterson
- + Sheridan
- + Byron
- + Madden
- + Guthrie
- + Davison

Specifications

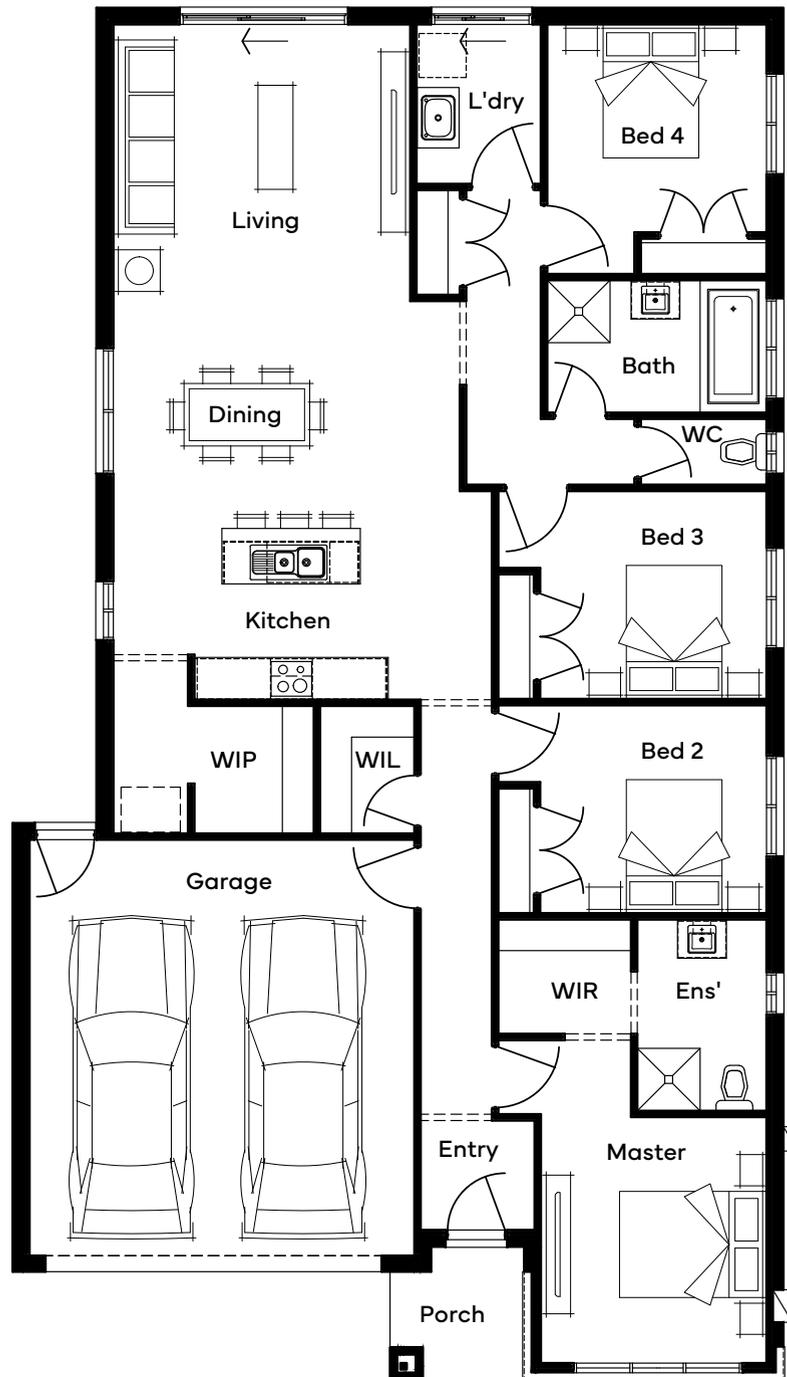
Ground Floor	156.08m ²	16.80sq
Garage	36.20m ²	3.90sq
Porch	3.47m ²	0.37sq
Total	195.75m²	21.07sq

Structural Options

- + Alfresco
- + Butler's Pantry
- + Alternate Kitchen
- + Ensuite 1
- + Rear Flip
- + Rear Flip & Butler's Pantry



Scan for all design and facade options available with the Leighton 21; or visit simonds.com.au



Standard floorplan shown

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Maher 24

 4
  2
  2
  1
  2

Plan Size (WxL)

11.27m x 21.83m

Minimum Lot Size (WxL)

12.5m x 30m

Room Sizes

Master Bedroom	3300 x 4310
Bedroom 2	2900 x 3400
Bedroom 3	2900 x 3350
Bedroom 4	2930 x 3110
Family	3600 x 3850
Dining	4760 x 3280
Kitchen	4760 x 2460
Living	3400 x 4000
Study	1820 x 2800
Garage	6000 x 5510

Specifications

Ground Floor	180.73m ²	19.45sq
Garage	36.25m ²	3.90sq
Porch	4.05m ²	0.44sq
Total	221.03m²	23.79sq

Facade Options

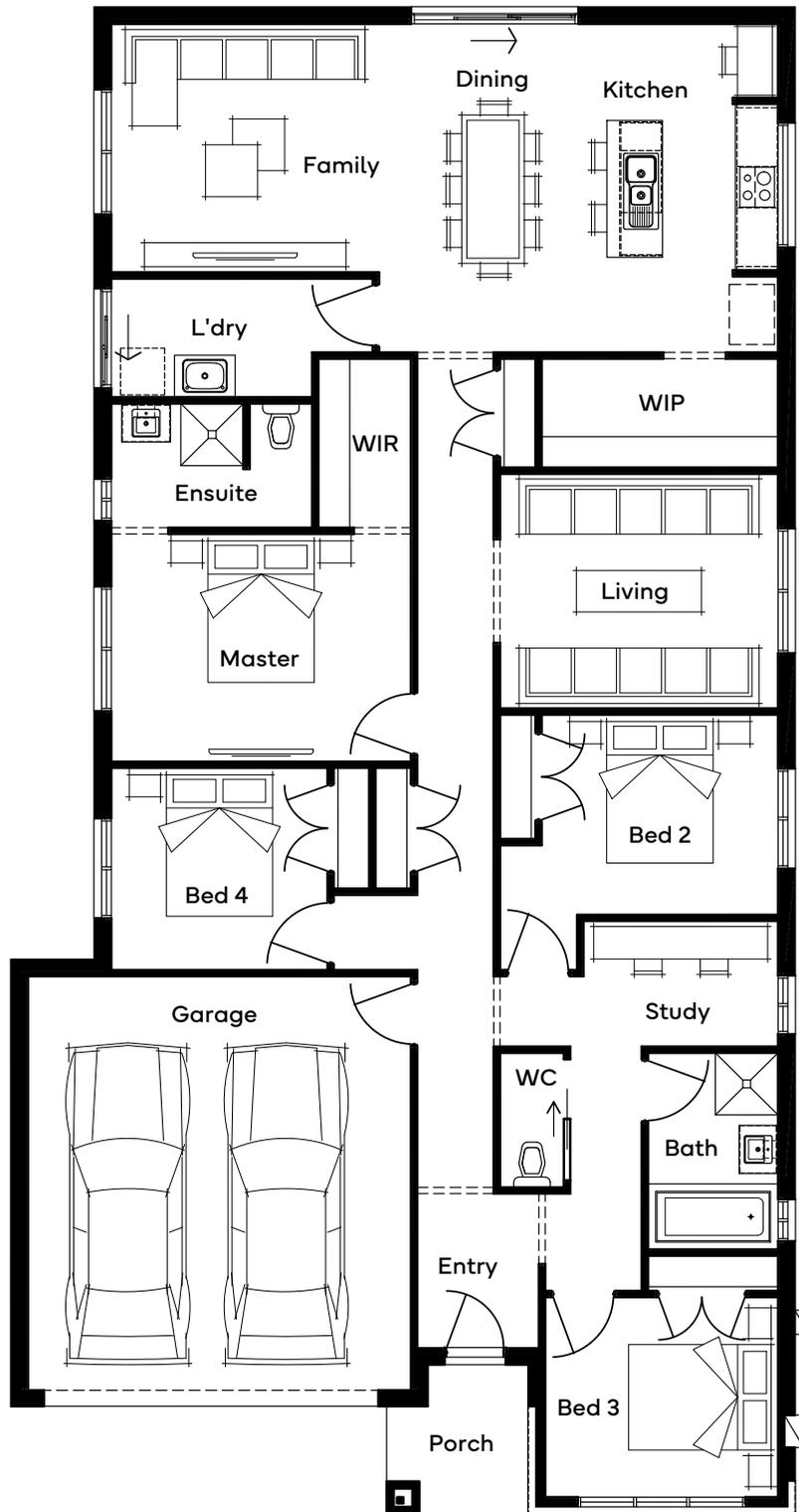
- + Hurley
- + Mathieson
- + Patterson
- + Sheridan
- + Byron
- + Madden
- + Guthrie
- + Davison

Structural Options

- + Butler's Pantry
- + Guest Bed
- + Ensuite 1
- + Rear Flip
- + Rear Flip & Butler's Pantry
- + Alfresco



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



Standard floorplan shown

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Miller 24

 4
  2
  2
  2
  1

Plan Size (WxL)

11.27m x 21.95m

Minimum Lot Size (WxL)

12.5m x 30m

Room Sizes

Master Bedroom	3750 x 3190
Bedroom 2	3000 x 3000
Bedroom 3	3000 x 3000
Bedroom 4	3000 x 3000
Living	4230 x 4140
Dining	3000 x 4140
Kitchen	2760 x 3210
Lounge	3470 x 3350
Garage	6000 x 5510
Alfresco	3840 x 2880

Specifications

Ground Floor	170.88m ²	18.39sq
Garage	36.25m ²	3.90sq
Porch	4.05m ²	0.44sq
Total	222.24m²	23.92sq

Facade Options

- + Hurley
- + Mathieson
- + Patterson
- + Sheridan
- + Byron
- + Madden
- + Guthrie
- + Davison

Structural Options

- + Butlers
- + Kids Retreat
- + Rear
- + Rear with Kitchen



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



Standard floorplan shown

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Rankin 20



Plan Size (WxL)

11.27m x 18.83m

Minimum Lot Size (WxL)

12.5m x 28m

Room Sizes

Master Bedroom	3200 x 3350
Bedroom 2	3010 x 3400
Bedroom 3	3010 x 3100
Living	4700 x 2900
Dining	4400 x 2900
Kitchen	2770 x 4400
Theatre	3150 x 3520
Garage	6000 x 5510
Alfresco	3240 x 2880

Specifications

Ground Floor	141.19m ²	15.20sq
Garage	36.25m ²	3.90sq
Alfresco	9.33m ²	1.00sq
Porch	4.05m ²	0.44sq
Total	190.82m²	20.54sq

Facade Options

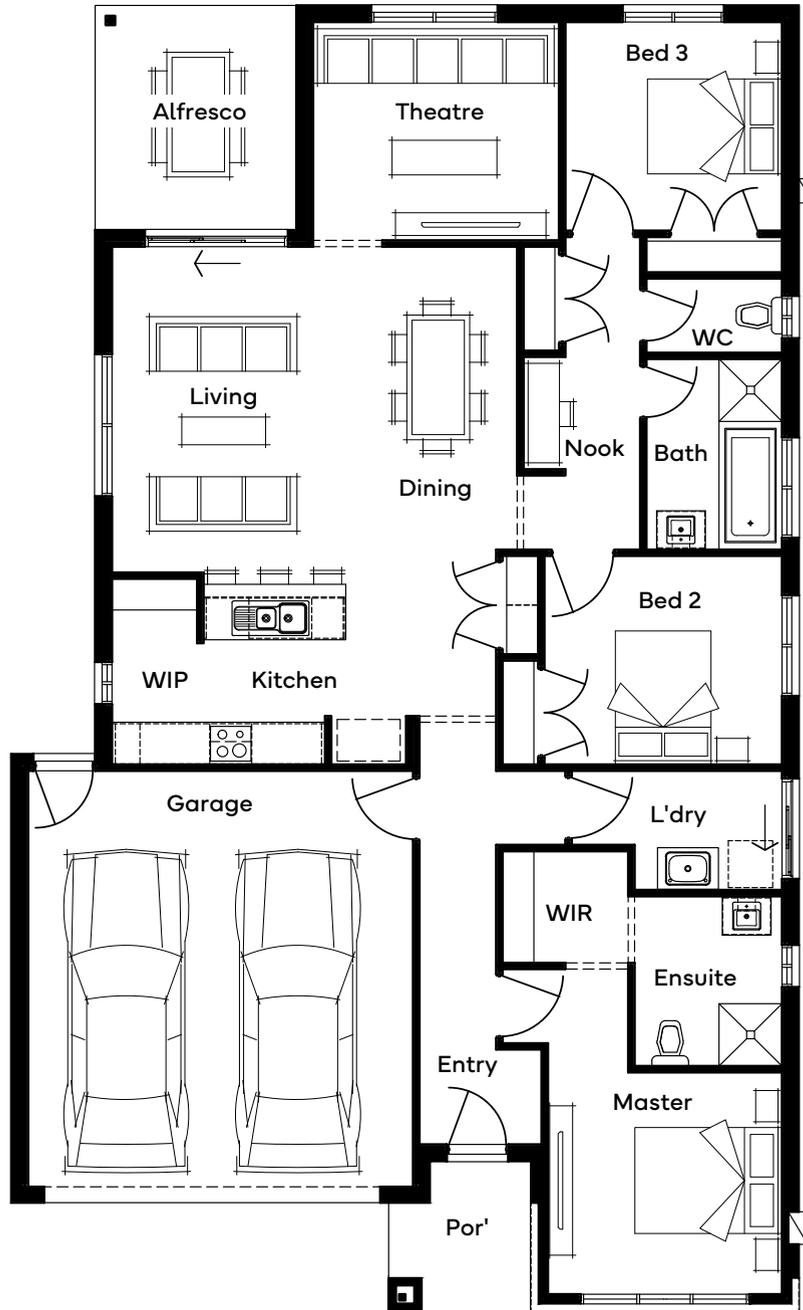
- + Hurley
- + Mathieson
- + Patterson
- + Sheridan
- + Byron
- + Madden
- + Guthrie
- + Davison

Structural Options

- + Butlers
- + 4 Bed
- + Ensuite
- + Rear Flip
- + Rear Flip + Butlers
- + Rear Flip + 4 Bed



Scan for all design and facade options available with the Rankin 20; or visit simonds.com.au



Standard floorplan shown

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Single Storey

16m+ Lot Width

Home Designs

Min Lot Depth	Design				
28	Monohan 26	5	2	2	2





Monohan 26

 5  2  2  2

Plan Size (WxL)
14.75m x 19.31m

Minimum Lot Size (WxL)
16m x 28m

Room Sizes

Master Bedroom	3600 x 3470
Bedroom 2	3000 x 3630
Bedroom 3	3000 x 3000
Bedroom 4	3000 x 3550
Bedroom 5	3000 x 3000
Living	4300 x 4300
Dining	3500 x 3560
Kitchen	3830 x 2440
Lounge	3300 x 3470
Garage	6000 x 5510

Specifications

Ground Floor	206.83m ²	22.26sq
Garage	36.40m ²	3.92sq
Porch	4.15m ²	0.45sq
Total	247.38m²	26.63sq

Facade Options

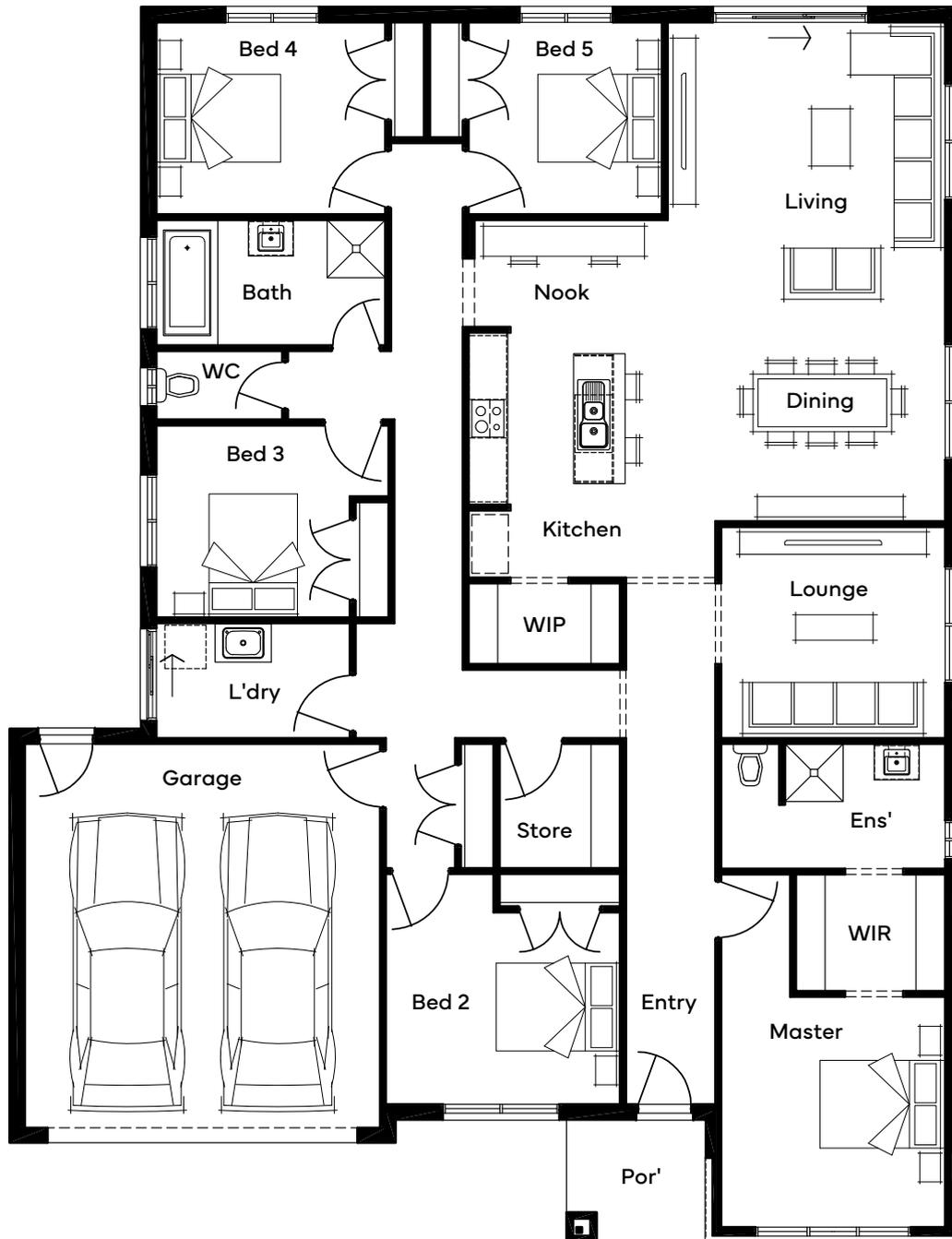
- + Hurley
- + Mathieson
- + Patterson
- + Sheridan
- + Byron
- + Madden
- + Guthrie
- + Davison

Structural Options

- + Lounge to Rear
- + Kids Retreat & Alfresco
- + Alfresco 1 ILO Lounge
- + Alfresco 2
- + Alfresco 3
- + Theatre ILO Bed
- + Butler's Pantry 1
- + Butler's Pantry 2
- + Butler's Pantry 3
- + Guest Suite
- + Powder ILO Store
- + Rear Flip
- + Rear Flip + Lounge to Rear
- + Rear Flip + Kids Retreat & Alfresco
- + Rear Flip + Alfresco ILO Lounge



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



Standard floorplan shown

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EMERGE RANGE

Double Storey

DESIGNS



Double Storey Facades



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Double Storey

12.5m+ Lot Width

Home Designs

Min Lot Depth	Design						
25	Parker 24	3	2	2	1	1	2





Parker 24

 3  2  2  1  1  2  0

Plan Size (WxL)
10.55m x 15.23m

Minimum Lot Size (WxL)
12.5m x 25m

Room Sizes

Master Bedroom	3500 x 4350
Bedroom 2	3000 x 3200
Bedroom 3	3000 x 3200
Family	4280 x 3280
Dining	4280 x 2390
Kitchen	4280 x 2480
Sitting	3900 x 2750
Study	1770 x 2750
Garage	6000 x 5630

Specifications

Ground Floor	93.29m ²	10.04sq
First Floor	92.18m ²	9.92sq
Garage	37.29m ²	4.01sq
Porch	4.13m ²	0.44sq
Total	226.89m²	24.42sq

Facade Options

- + Parkin
- + Brockwell
- + Burgess
- + Caldwell
- + Enright
- + Connor

Structural Options

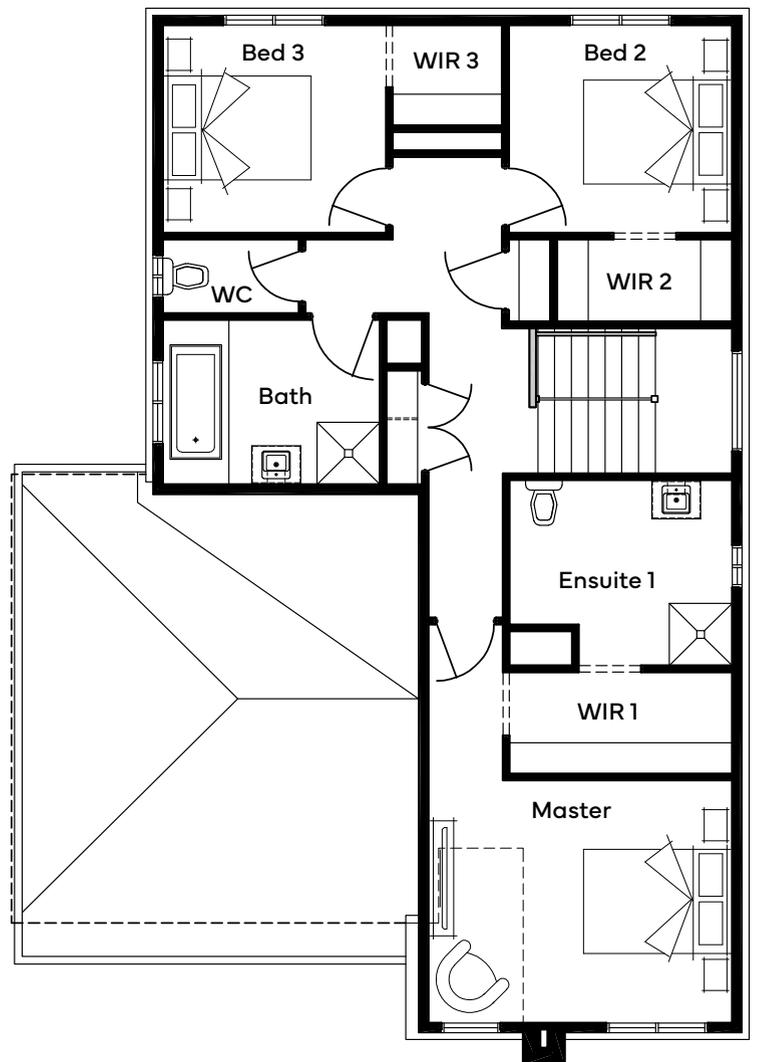
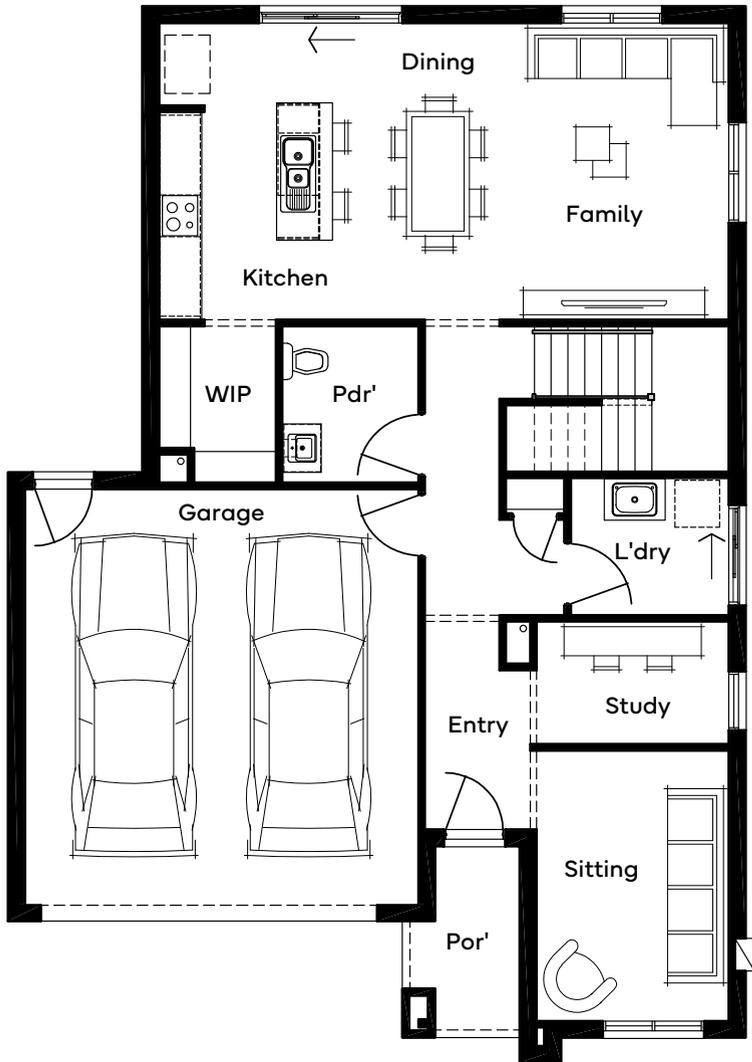
- + Butler's Pantry
- + Guest Bed
- + Ensuite
- + 3m Upper Floor Setback
- + 3m Upper Floor Setback + Ensuite
- + Alfresco



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

GROUND FLOOR

FIRST FLOOR



Standard flooplan shown

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How Australia Homes

