

LIMITED TIME OFFER\*

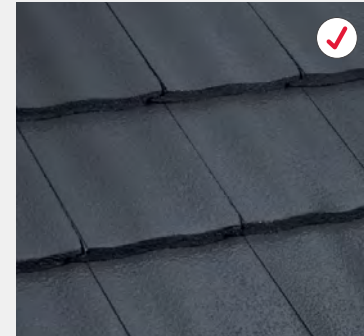
Receive up  
to **\$32K** worth  
of upgrades  
for just **\$5K!\***

Give your Elite home the  
finish it deserves with:



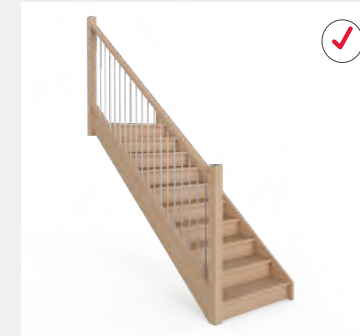
#### Heating & Cooling

Ducted reverse cycle heating and cooling. Single unit with two zones (capable of supplying one zone at a time).



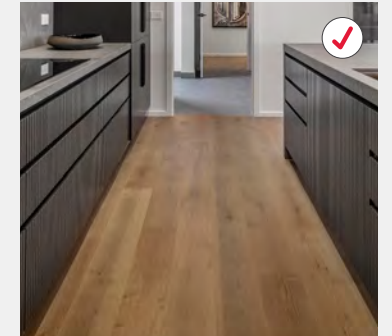
#### Roofing

COLORBOND® steel roofing (excluding sarking) or Monier Atura concrete colour applied roof tile.



#### Staircase

Victoria Ash stained timber staircase with round stainless steel balusters.



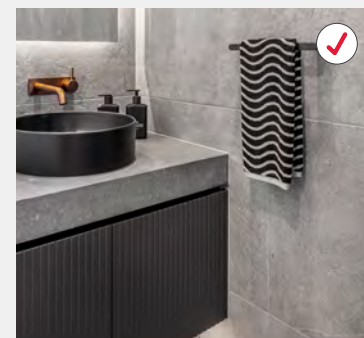
#### Timber & Tiles

Porcelain 600 x 600 tiles to Kitchen, Meals, Entry (as per standard plans) or equivalent engineered timber flooring.



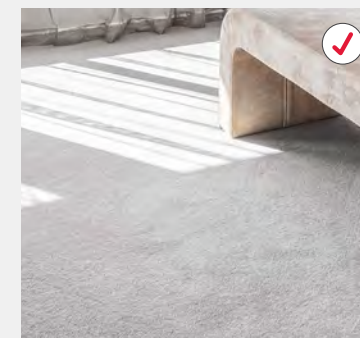
#### Floor & Skirting Tiles

Porcelain floor and skirting tiles to Laundry, Powder, Bathroom and Ensuite(s).



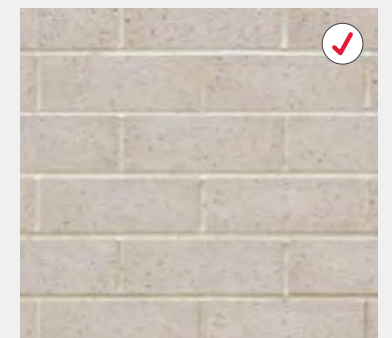
#### Wall Tiles

Full height porcelain wall tiles to Master Ensuite.



#### Carpet

Category 4 carpet to nominated rooms as per standard plans.



#### Bricks

Austral builders range bricks up to Cat 6 to dwelling and garage.

Our "\$32k worth of upgrades for just \$5K" promotion is available when purchasing an Elite range home, from Simonds, from 18 March 2025. This promotion provides customers, who purchase an Elite range home within the Simonds Victoria build zone, with \$32,000\* worth of upgrade packs when you spend \$5,000 on upgrade packs to your Elite range home. This promotion is not redeemable for cash. Simonds is not obligated to provide a credit where the design constraints of your selected house type do not allow for upgraded inclusions. Terms and conditions apply. Please see [seesimonds.com.au](https://seesimonds.com.au) for more information.\*The \$32,000 value is based on the total recommended retail price of upgrade items for the Tallwood 52 double storey home design, from the Simonds Homes Elite range, built in the Simonds Homes Metropolitan Victoria build zone. Simonds Homes Elite 2025 inclusions are based on the standard house plans. Additional costs will be incurred for structural changes and the selection of some design options. Please speak to your New Home Specialist for clarification. Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers, or due to the product being unavailable or no longer being compliant. Inclusions to be read in conjunction with standard house design plans. Simonds Homes is not obligated to provide a credit where the design constraints of your selected house type do not allow for upgraded inclusions. All photographs in this brochure and on our website are for illustration purposes only and include examples of upgrade items that are not included. Display items such as furniture, lighting fittings, security system, fireplaces, air conditioning, carpets and floor tiling (to areas other than wet areas), landscaping, fencing, driveway and paving are not included. Simonds Homes reserves the right to withdraw or alter these inclusions without notice. Simonds Homes Elite 2025 Inclusions effective 18 March 2025. VPB66. © 2025 Simonds Homes Victoria Pty Ltd - ACN:050 197 610 - CDB-U 49491.

