

Inclusions

INTERNAL LIVING

Built for living.
Built to impress.

Our new quality inclusions
have been chosen as the perfect
pairing for your thoughtfully
designed Inspirations home.

We've built more into your new
home inclusions at no extra cost.



Kitchen

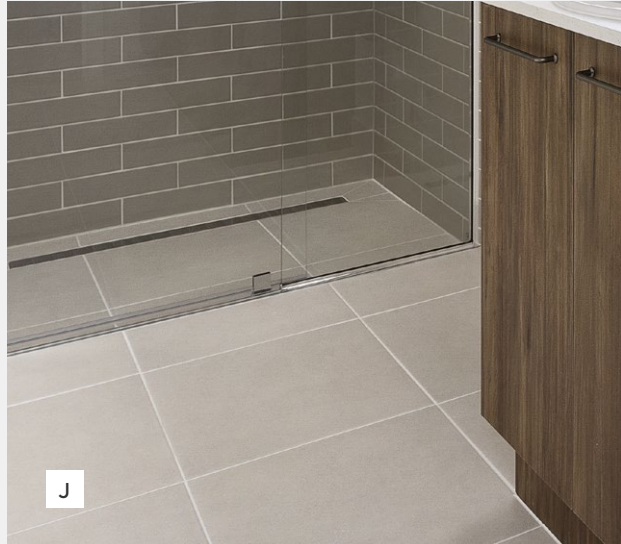
- A** Technika 900mm stainless steel dual fuel (gas burners and electric oven) freestanding upright cooker.
- B** Technika 900mm stainless steel externally ducted canopy rangehood.
- C** Clark Monaco double bowl overmount stainless steel sink.
- D** 40mm Caesarstone arris edge benchtop in Builders range of colours. Benchtop into window subject to kitchen design. Includes 1000mm deep island bench.
- E** Alder solid brass mixer tap in chrome finish.
- F** Laminex square edge doors and panels to fully lined cabinetry.
- G** Soft close doors and drawers.
- H** Overhead cupboards and bulkhead to canopy rangehood wall. Refer to standard plans for dimensions.
- I** Ceramic tiles to splashback (subject to kitchen design).
- ✓ Dishwasher space with single power point and capped plumbing connection.
- ✓ Microwave space with drawer & single power point (subject to kitchen design).
- ✓ Butler's Pantry fitout includes base cabinetry, stone benchtop, tile splashback, overmount single bowl sink (Clark Monaco EVB) and four coloured laminate shelves (as indicated on plans).

Storage

- ✓ Master bedroom walk-in robe and bedroom robes have white melamine shelf and chrome hanging rail.
- ✓ Coat cupboard with melamine shelf and hanging rail (home specific and as indicated on drawings).
- ✓ Linen cupboard with four white melamine shelves (as indicated on drawings).
- ✓ Site built broom cupboard with melamine shelf (as indicated on drawings).

Floor Coverings

- J** Tiles to wet areas, 450x450mm ceramic floor tiles.





Bathroom & Ensuite

- A** Clark semi-inset seamless vitreous china hand basin.
- B** Polished edge mirrors above vanity.
- C** 20mm Caesarstone arris edge benchtop (in Builders range of colours) to fully lined cabinetry with Laminex melamine square edge doors & panels.
- D** Decina acrylic bath set in a tiled podium.
- E** Alder single lever tapware in one of four styles plus hand held shower rose on rail and wall bath outlet.
- ✓ Semi frameless 2000mm high overlap clear glass pivot shower doors with ceramic tiled shower base.
- ✓ Stylus dual flush vitreous china close coupled toilet suite and enclosed trap.
- ✓ Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- ✓ Alder single towel rail and toilet roll holder in chrome finish.
- ✓ Externally ducted exhaust fans including self-sealing air flow draft stoppers.

Laundry

- F** Up to 1050mm laundry cabinet with 33mm laminate benchtop, 45ltr stainless steel trough and veggie spray tap (space permitting).
- ✓ Ceramic wall tiles to laundry, with floor tiles and skirting tiles throughout.
- ✓ 1/4 turn washing machine taps inside laundry cabinetry.



EXTERNAL LIVING



External Finishes

- A** COLORBOND® motorised sectional garage door, including 2 remote control units and 1 wall unit.
- B** Brickwork above front facade garage door.
- C** Austral builders range bricks to dwelling and garage.
- D** COLORBOND® fascia and slotted quad gutter.
- ✓ Monier concrete colour applied roof tile from builders range.
- ✓ Concrete finish to Alfresco and Porch floor (where applicable).

Facade

- ✓ 450mm eaves to facade and first floor of double storey homes. See standard plans for additional eaves to return.
- ✓ Selected facades are included in your new home base price. Speak to your New Home Specialist for more information.

Windows & External Doors

- E** Feature entry door in paint-grade finish, with clear glazing.
- F** Awning aluminium windows including keyed window locks. Brick infill above windows and sliding doors (excluding garage & facade).
- G** Double glazed windows and sliding doors (excluding wet areas).
- H** Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable).
- ✓ Nylon mesh flyscreens to all openable windows and alfresco door (if applicable).





Insulation

- ✓ R6.0 Glasswool batts to ceiling of roof space with R2.5 to perimeter (excludes garage ceiling space).
- ✓ Bradford R2.5 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

Ceilings

- ✓ Single storey designs, 2590mm high internal ceilings.
- ✓ Double storey designs, 2590mm high internal ceilings to ground floor, 2590mm to the first floor.

Stairs (Double Storey Homes)

- ✓ MDF treads and MDF risers with painted handrail.
- ✓ Round black balusters from the standard builders range. Baluster placement is specific to each home design.

Hot Water Service

- ✓ Rheem 280L electric heat pump hot water service. Placement of unit is at builders discretion.

Fixing

- ✓ Gainsborough lever passage sets with dummy lever handles.
- ✓ 67x18mm skirtings and architraves to dwelling and garage.
- ✓ Flush panel internal doors with door stops and chrome hinges.
- ✓ Single melamine shelf and hanging rail to robes.

Paint & Plaster

- ✓ Haymes 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage).
- ✓ Haymes semi-gloss paint to internal timberwork and doors.
- ✓ Haymes flat acrylic to ceilings.
- ✓ 75mm cove plaster cornice.

Foundations

- ✓ Concrete waffle slab, engineer designed up to 'H1' class, maximum 300mm fall and no existing fill. Site costs will be adjusted if founding conditions differ.
- ✓ Part A slab penetration termite treatment.
- ✓ Part B slab perimeter termite treatment (physical barrier).

Heating & Cooling

- ✓ Bonaire 3-star gas ducted heating unit in roof space.

Electrical

- ✓ Double power points & light switches (white), with batten light points as per standard electric layout.
- ✓ RCD safety switches (earth leakage detector).
- ✓ Smoke detectors interlinked to comply with AS3786.
- ✓ 2x TV points and 1x telephone point.
- ✓ External light point(s) as per standard drawing.
- ✓ NBN provision including network hub to the garage.

Services - Connections

- ✓ Connections are based on a building allotment of up to 650m² with up to 300mm of fall and front building setback of 5m.
- ✓ Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment.
- ✓ Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your New Home Specialist if connection to natural gas is unavailable.
- ✓ Does not include gas connection, service line and meter fees charged by gas retailers.
- ✓ Two external taps.

Structural

- ✓ 90mm structural pine wall framing and pine truss roof.
- ✓ Lifetime Structural Guarantee*. Please refer to our website for full terms and conditions.

NCC 2022 Requirements

- ✓ One step free shower recess.
- ✓ Single entry point with step free (less than 5mm) threshold between house and garage. Sites requiring a step down to the garage will incur additional cost.
- ✓ Noggins to wet areas for future grab rail installation to one accessible shower and toilet.
- ✓ 7 star energy compliance.
- ✓ Includes minimum 2kW photovoltaic panels with inverter to meet whole of home requirements.

*Full T&C's apply, visit simonds.com.au.

OUR PHILOSOPHY

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.

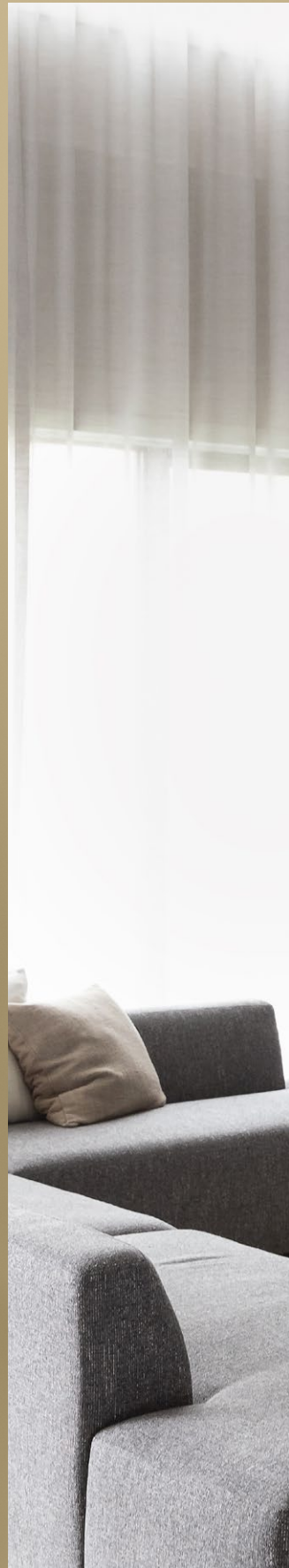
Over 75 years on, our extensive experience enables us to provide unique insights into building the ideal family home, with a personalised approach that caters to individual needs.

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

*Full T&C's apply, visit simonds.com.au.

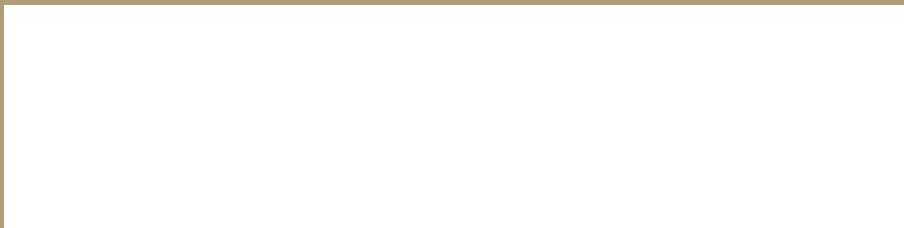




All images are for illustration purposes only and may contain upgrades not included.



 simonds.com.au  1300 SIMONDS



Inspirations Victoria. Further conditions apply, see simonds.com.au for full T&C's. Additional costs will be incurred for structural changes and the selection of some design options. If customer opts out of any promotional inclusions, no credit or substitution will be provided. 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 Inspirations 2025 Inclusions effective 24th July 2025. VPB67. © 2025 Simonds Homes Victoria Pty Ltd - ACN:050 197 610 - Licence CDB-U 49491 | Simonds DFH Pty Ltd (formerly called Dennis Family Homes Pty Ltd) CDB-U 49195.