

LIMITED TIME OFFER\*

Spend **\$5k**,  
Receive **\$32K**  
worth of  
upgrades.

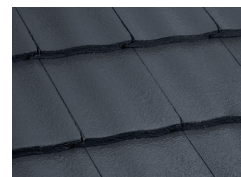
Give your Elite home the  
finish it deserves with:

SPEAK TO US TODAY!



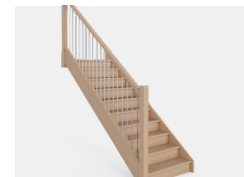
#### Heating & Cooling

Ducted refrigerated 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.



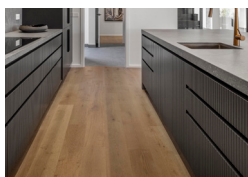
#### Staircase

Victoria Ash stained timber  
staircase with round  
stainless steel balusters.



#### Carpet

Category 4 carpet to  
nominated rooms as  
per standard plans.



#### 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.



#### 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 24 July 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 [simonds.com.au](https://simonds.com.au) for more information.\* The \$32,000 value is based on the total recommended retail price of upgrade items for the Tallowood 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 24 July 2025. VPB67. © 2025 Simonds Homes Victoria Pty Ltd - ACN:050 197 610 - CDB-U 49491