



Ready Now. Skip the wait.

Move into your new home before Christmas!



The fast track to homeownership.



Images are for illustration purposes only and may include examples of upgrades not included.

READY NOW



Introducing Ready Now

Ready Now makes moving into a brand new home faster and easier than ever before.

Say goodbye to the stress of searching for the perfect lot, selecting the ideal house, and waiting for land titling and construction to begin. We've taken care of everything for you. Ready 120 days after purchase* - often sooner - our new Ready Now range means you can skip the build times and start packing.

With a number of homes already underway in top locations throughout Melbourne your brand new home will be ready in time to kick off the new year!

*Terms & Conditions Apply. See back page for details



What is Ready Now?

With Ready Now, all you need to do is move in and start living your dream.

Ready in 120 days or less*, Ready Now means you can own a brand-new, high-quality Simonds home where all the hard work has been taken care of for you!



We have partnered with some of Australia's leading residential developers to bring you new homes in some of Melbourne's best locations.

Each home is meticulously designed with interior style and color themes chosen by our professional interior designers, ensuring a modern, high-quality look. We then sell the homes once they are under construction meaning you get the brand-new home without the wait!

Don't miss the opportunity to live in or invest in a beautifully designed, brand-new home. Explore Ready Now by Simonds today and find the perfect home waiting for you.

*Terms & Conditions Apply. See back page for details





READY NOW

The benefits of Ready Now

With 100% fixed costs, savings, turnkey inclusions, and enviable locations throughout Melbourne, this is the easier way to buy your first home or next investment.

- ✓ **Fixed Price Contracts**

No hidden fees, no surprises

- ✓ **Locked-In Completion Dates**

Move in when we promise

- ✓ **Lifetime Structural Guarantee**

For complete peace of mind

- ✓ **Quality Home**

A trusted home builder for over 75 years

- ✓ **10% deposit with no progress payments**

Great for Investors and First Home Buyers alike

- ✓ **First Home Buyer Government Grant Eligible***

If you're eligible you could save \$10k!

- ✓ **Turnkey Inclusions**

Move into a home that's ready with everything you need so all you need to do is unpack!



READY NOW



The floorplans

Simonds Ready Now offers a range of stylish homes, each featuring spacious living areas, four bedrooms, two bathrooms, double garages, and numerous quality upgrades — all at no additional cost.

					
Gramercy 19	4	1	2	2	-
Lennox 24	4	2	2	2	1
Liberty 21	4	2	2	2	-
Turner 22	4	2	2	2	-

The Ready Now process

Follow these steps to your brand new Simonds HomesNow home.

With Ready Now we transform the complex into straightforward, ensuring that every step of your home-building journey is clear and stress-free. We are always here to answer any questions you may have along the way.

1

First step: Select Your Simonds Ready Now Package

Choose a package and location that aligns perfectly with your goals and dreams.

2

Step 2: Contract and Deposit

We present you with a clear contract, and you secure your new home with a simple 10% deposit.

3

Step 3. Construction Phase

- Base: We lay the slab and footings, forming the solid foundation of your new home.
- Frame: The frame of your home is erected, giving shape to your vision.
- Lock Up: All roofing and external walls are completed, with windows and exterior doors installed.
- Fixing: Interiors come to life as doors, kitchens, and bathrooms are installed.
- Completion: Certificates of Occupancy are issued once payment is received, marking the official completion of your home.

4

Step 4. Completion and Handover

- After we hand over the keys, you will receive our ongoing customer support and Lifetime Structural Guarantee, ensuring peace of mind well beyond move-in day.



Quality Inclusions

Enjoy turnkey quality inclusions, perfectly paired with your thoughtfully designed home. With everything included, all you need to do is move in!

Kitchen

- 900mm stainless steel upright cooker.
- 900mm stainless steel canopy rangehood. Externally ducted on double storey homes.
- 1¼ bowl stainless steel sink. Includes 2 basket wastes.
- 20mm Caesarstone benchtop to Kitchen & island bench with 20mm arris edge detail.
- Melamine square edge doors and panels to fully lined cabinetry.
- Cold water point to fridge space.
- Ceramic tiles to splashback.
- Solid brass mixer tap in chrome finish.
- Kitchen overhead cupboards with doors.
- Freestanding stainless steel dishwasher.

Bathroom & Ensuite

- Semi-inset seamless vitreous china hand basin.
- Dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- 20mm Caesarstone benchtop to Master Ensuite & Bathroom with 20mm arris edge detail.
- Acrylic bath set in a tiled podium.
- Floor and wall tiles to Bathroom & Ensuite*
- Towel rail & toilet roll holders to Bathroom & Ensuite.
- Ceramic tiled niche to Bathroom & Ensuite showers.
- Semi framed clear glass pivot shower doors with ceramic tiled shower base.
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Single lever tapware, hand held shower rose and wall bath outlet.

- Externally ducted exhaust fans including self-sealing air flow draft stoppers.

Laundry

- 45L stainless steel laundry tub in metal cabinet with laundry set tapware.
- Ceramic wall tiles above laundry tub, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry tub cabinet.

Garage

- Colorbond® steel sectional lift up door.
- 2 remote controls, 1 wall mounted button & single power point

Windows & External Doors

- Feature entry door in paint-grade finish, with clear glazing.
- Sliding aluminium windows and doors including keyed locks. Single storey designs only, have FC sheet above windows and sliding doors (excluding entry door).
- 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 external sliding doors.

External

- Builders range bricks up to Group 2 to dwelling and garage.
- 2x external taps.
- Landscaping to front of home including topsoil, tree, plants, pebbles, pine mulch, jarrah edging and irrigation system.

- Landscaping to rear of home including top soil, mulched garden beds, jarrah edging, turf grassed area, concrete pavers, plants, drip irrigation system.
- Pillar letter box.
- Ground mounted clothesline.
- Reinforced coloured through concrete driveway.
- Timber paling fence and timber single gate.

Fixing

- Lever passage sets and pull handles.
- 67x18mm skirtings and architraves to dwelling and garage.
- Flush panel internal doors with door stops and chrome hinges.
- Adjustable white melamine shelving to Master WIR.
- Single melamine shelf and hanging rail to robes.
- Privacy sets to Bathroom & WC.

Floor Coverings

- Laminate flooring to nominated areas.
- Category 2 carpet to nominated areas.

Ceilings

- 2590mm nominal internal ceiling height, measured overall to frame plates.

Heating & Cooling

- 3-star gas ducted heating unit in roof space.
- Evaporative cooling system.

Paint & Plaster

- 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to Garage).
- Flat acrylic to ceilings. White ceilings are available as a no cost option.
- 75mm cove plaster cornice.

Foundations

- Concrete waffle slab, engineer designed up to 'H1' class.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment (physical barrier).

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.
- 1x TV point and 1x telephone point.
- External light point(s) as per standard drawing.
- Waterproof motion sensor to external light point.
- External light point(s) as per standard drawing.
- Security system with sensors.
- Downlights throughout home.
- Exterior wall lights.

Structural

- 90mm structural pine wall framing and pine truss roof.
- Lifetime structural guarantee. Please refer to our website for terms and conditions.
- Double blinds including blackout and screen fabric, with silver base bar.
- Aluminium mesh flyscreens to all openable windows and external sliding doors.
- Provide double cylinder pull handle entrance set to front entry door.

Roofing

- Colorbond® fascia and slotted quad gutter.
- Colorbond® metal roof.

Internal Schemes

The interiors of our Ready Now homes are meticulously designed by our expert interior designers, ensuring your home is as stunning on the inside as it is on the outside. Your Ready Now home will come complete with one of these four themes.





External Schemes

Your Ready Now home will exude street appeal with one of five expertly chosen exterior color schemes.

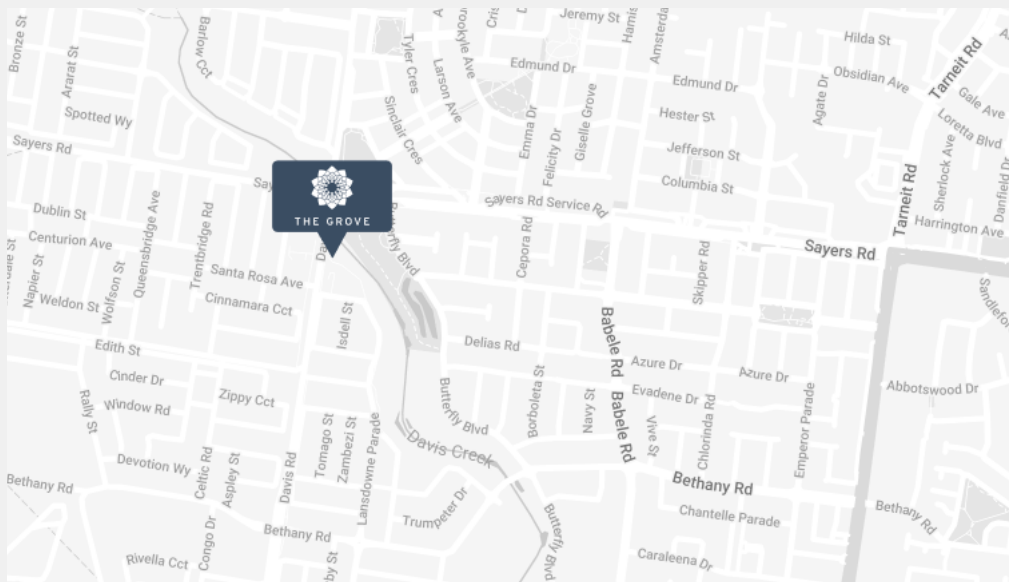


Snowy



Plenty





The Grove Estate

This aspirational, 167 hectare community will be home to more than 2,600 families, with many already residing here.

Location

The Grove is unlike any other development in Melbourne west, located just 31km from Melbourne's CBD.

Natural surrounds

The naturally stunning landscape enhances its unique appeal, bordered by Davis Creek and Werribee River, with its own wetlands in between.

Leisurely parklands

The development envisions hike and bike paths along Davis Creek, a new sporting oval, BBQ area, and access to nearby Wootton Road sporting fields and facilities.

Public transport and access

This spot is located only 5.8km from Tarnet Train Station, or you can hop on Bus Route 442 for a ride to Hoppers Crossing Train Station.

Childcare and schools

Direct education access to Karwan Primary School, Brinbeal Secondary School and other education options.

Shops and restaurants

Access to a Town Centre, Community Activity Centre, and the popular Little Growling Café, with easy access to nearby shopping centers like Tarnet West Village and Pacific Werribee.



Scan here to learn more about the estate



THE GROVE



Lot 4943 | 12 Leeward Drive, Tarnait

Illustrative purposes only. Does not represent correct landscaping.

Liberty 21

\$709,800*

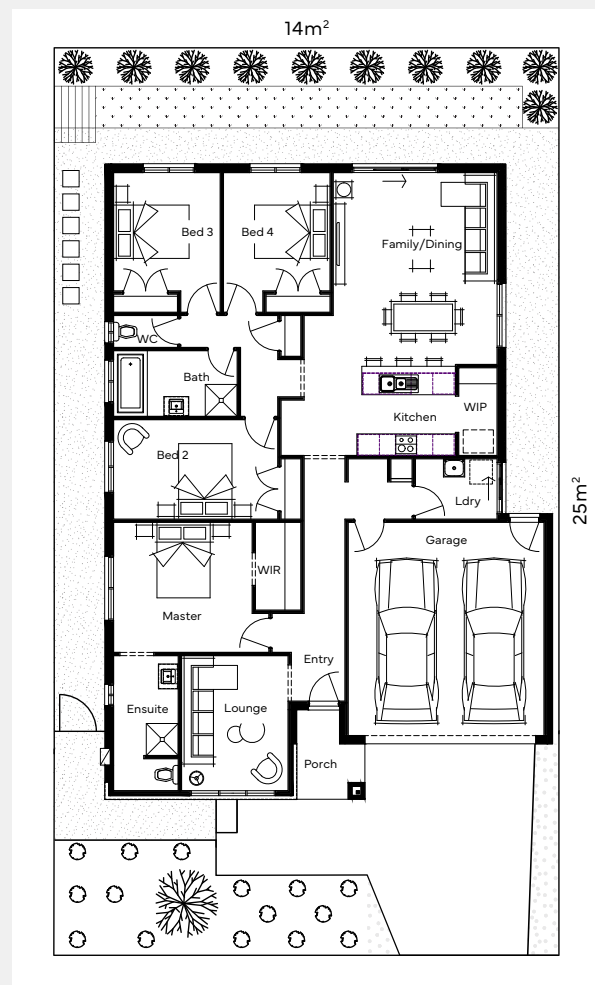
Land Size		4
350m ²		2
Facade		2
Met		2
External Scheme		
Goulburn		
Internal Scheme		
Breeze		

Room Sizes

Master Bedroom	3660 x 3900
Bedroom 2	2800 x 4620
Bedroom 3	3330 x 3000
Bedroom 4	3330 x 3000
Lounge	3000 x 3800
Family/Dining	5400 x 4610
Kitchen	2470 x 3110
Garage	6000 x 5510

Specifications

Ground Floor	163.73m ²	17.62sq
Garage	36.37m ²	3.91sq
Porch	6.89m ²	0.74sq
Total	206.99m ²	22.28sq





Lot 4938 | 22 Leeward Drive, Tarnait

Illustrative purposes only. Does not represent correct landscaping.

Liberty 21

\$709,800*

Land Size

350m²



4

Facade

Chrysler



2

External Scheme

Yarra



2

Internal Scheme

Lustre



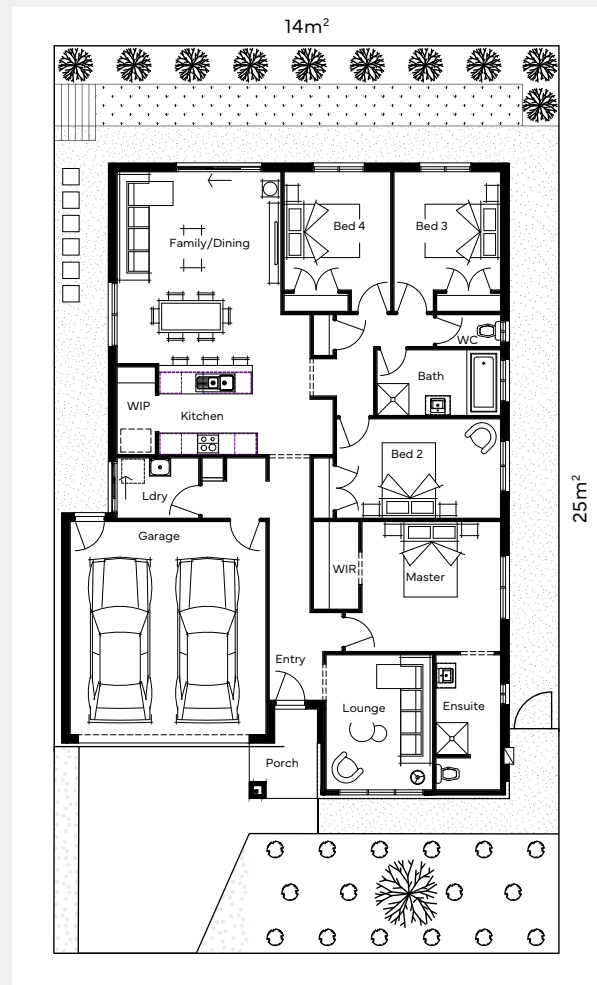
2

Room Sizes

Master Bedroom	3660 x 3900
Bedroom 2	2800 x 4620
Bedroom 3	3330 x 3000
Bedroom 4	3330 x 3000
Lounge	3800 x 3000
Family/Dining	5400 x 4610
Kitchen	2470 x 3110
Garage	6000 x 5510

Specifications

Ground Floor	163.57m ²	17.61sq
Garage	36.37m ²	3.91sq
Porch	4.16m ²	0.45sq
Total	204.09m²	21.97sq





Lot 4945 | 8 Leeward Drive, Tarneit

Illustrative purposes only. Does not represent correct landscaping.

Gramercy 19

\$653,300*

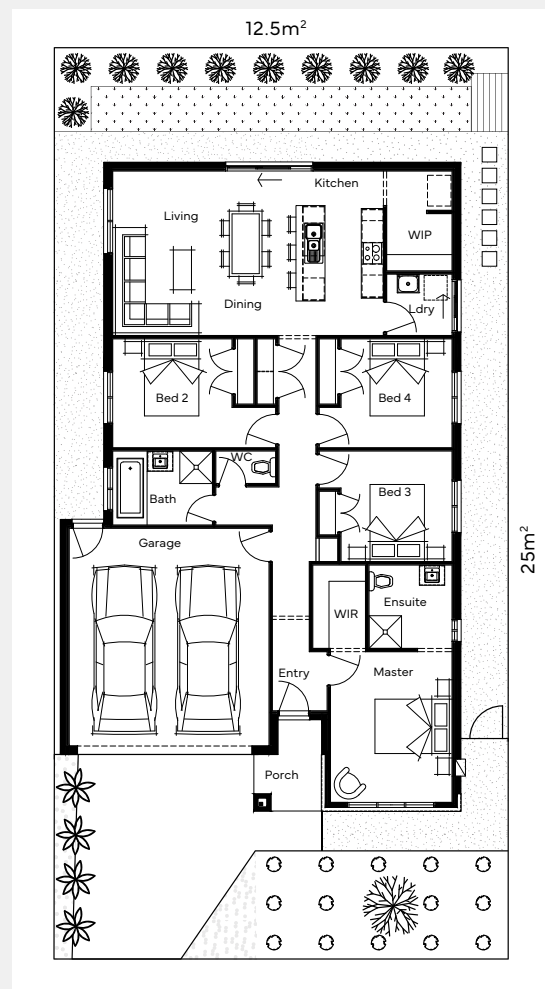
Land Size		4
313m ²		
Facade		2
Chrysler		
External Scheme		2
Cann		
Internal Scheme		2
Lustre		

Room Sizes

Master Bedroom	4150 x 3350
Bedroom 2	3000 x 3290
Bedroom 3	3000 x 3060
Bedroom 4	3050 x 3060
Living	4530 x 3350
Dining	4530 x 1700
Kitchen	4530 x 2410
Garage	6000 x 5510

Specifications

Ground Floor	136.90m ²	14.74sq
Garage	36.34m ²	3.91sq
Porch	4.08m ²	0.44sq
Total	177.32m²	19.09sq





Lot 5037 | 14 Fruit Street, Tarnait

Illustrative purposes only. Does not represent correct landscaping.

Lennox 24

\$766,700*

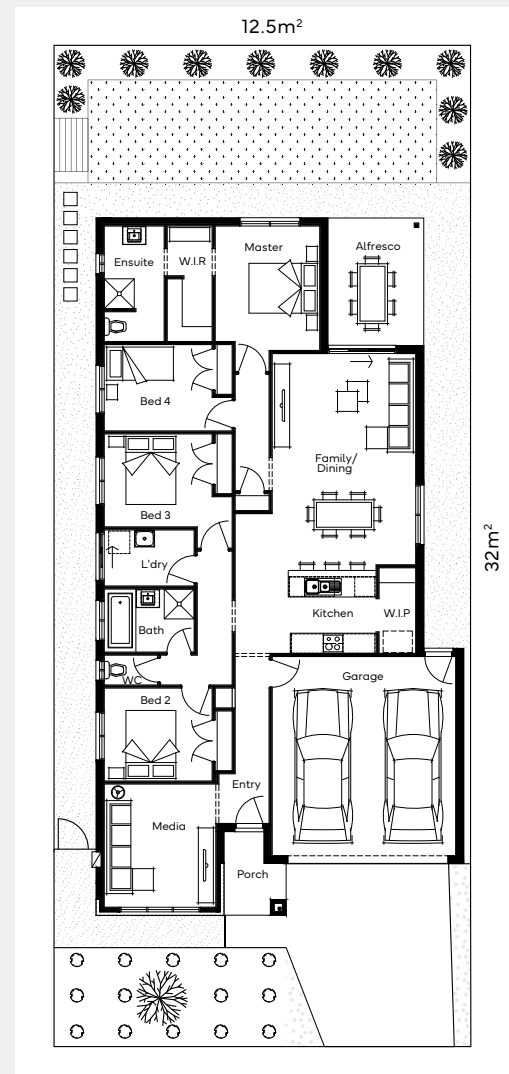
Land Size		4
400m ²		
Facade		2
Chrysler		
External Scheme		2
Cann		
Internal Scheme		1
Lustre		
		2

Room Sizes

Master Bedroom	3780 x 3140
Bedroom 2	3100 x 3240
Bedroom 3	3000 x 3240
Bedroom 4	2800 x 3240
Media	4360 x 3350
Family/Dining	7680 x 3710
Kitchen	2580 x 2590
Alfresco	4200 x 2880
Garage	6000 x 5510

Specifications

Ground Floor	171.99m ²	18.51sq
Garage	36.34m ²	3.91sq
Porch	4.08m ²	0.44sq
Alfresco	12.10m ²	1.30sq
Total	224.50m²	24.17sq





Lot 4838 | 20 Wondrous Boulevard, Tarneit

Illustrative purposes only. Does not represent correct landscaping.

Turner 22

\$713,700*

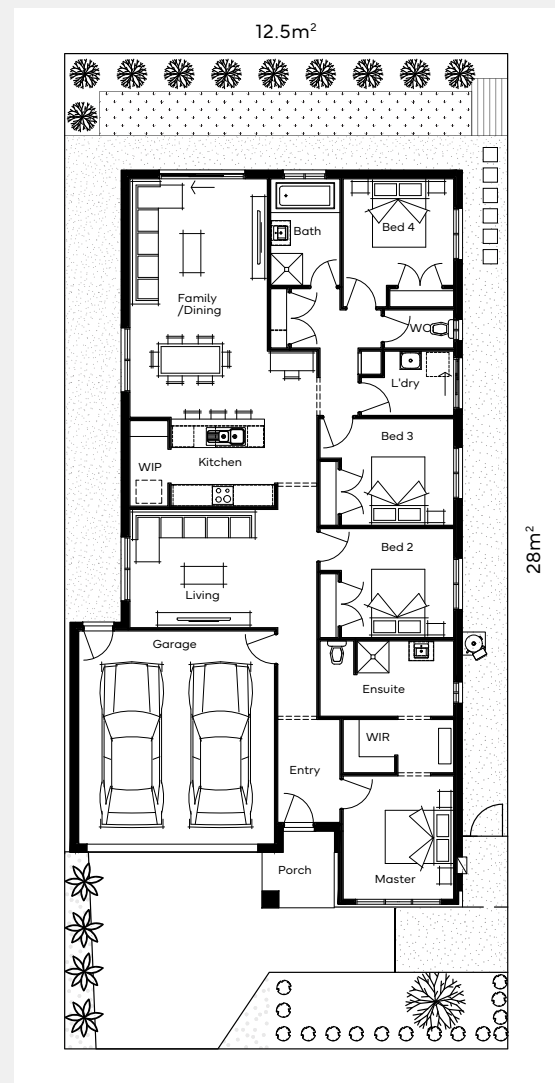
Land Size		4
350m²		
Facade		2
Chrysler		
External Scheme		2
Cann		
Internal Scheme		2
Lustre		

Room Sizes

Master Bedroom	3470 x 3110
Bedroom 2	3070 x 3160
Bedroom 3	3000 x 3160
Bedroom 4	3000 x 3110
Living	3330 x 4160
Family/Dining	6710 x 3870
Kitchen	2410 x 2910
Garage	6000 x 5510

Specifications

Ground Floor	162.11m ²	17.45sq
Garage	36.31m ²	3.91sq
Porch	4.05m ²	0.44sq
Total	202.47m²	21.79sq







READY NOW

Terms & Conditions

Ready Now By Simonds

10% Deposit

Reference to a deposit is a reference to the deposit payable by the customer to the registered proprietor of the land (being the land subject of the house and land package) under a sale of land contract between the customer and registered proprietor.

Progress Payments

Reference to progress payments is a reference to progress payments under a HIA Victorian New Homes Contract only and is not a reference to payments (including the balance of the purchase price under a sale of land contract) due and payable by the customer under a sale of land contract.

No alterations

All ReadyNow by Simonds homes include pre-determined floorplans, exterior facades/colours, interior colours and floorings, and the customer is not entitled to making any alterations whatsoever.

120 Days and Locked-In Completion Dates

The customer acknowledges and accepts that while Simonds will use reasonable endeavours to ensure construction of the home is completed within 120 days after purchase and/or by the Locked-In Completion Date:

- (a) factors outside of Simonds' direct control may result in construction of the home not being completed within 120 days after purchase and/or by the Locked-In Completion Date. This includes:
 - (i) delays caused by inclement weather;
 - (ii) delays caused by suppliers of material and/or labour;
 - (iii) disputes with neighbouring owners or residents, or proceedings brought or threatened by them against Simonds;

- (iv) civil commotion or industrial action affecting the work of tradespeople or the work of a manufacturer or suppliers of materials;
 - (v) anything done or not done by either the customer or the registered proprietor of the property (including the developer);
 - (vi) a delay in getting any approval arising out of or in connection with the construction of the home; and
 - (vii) any other cause that is beyond Simonds' director control.
- (b) Simonds accepts no responsibility for any loss, damage, cost, or expense (whether direct or indirect) suffered or incurred by the customer as a result of or in connection with any delays (including delays referred to in (a)) to the completion of construction.

First Home Buyer Government Grant Eligible

The customer acknowledges and accepts that any information given to it by Simonds about the customer's eligibility for any government grant or scheme is general information only ("General Information"), and the customer confirms that they have made (or will make) its own independent enquiries about government grants or schemes and have not relied on the General Information for any purpose whatsoever.

Imagery

All images are for illustrative purposes only and may not represent the final product as shown and should be used as a guide only. Images include examples of upgrade items that are not available for the ReadyNow by Simonds homes, and other items not supplied by Simonds (e.g. furniture, landscaping, floor plans and inclusion options that are no longer available).

Builders Licence Number CDB-U 49491



How Australia Homes