



Elevate



How Australia Homes



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



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All floor plans, facade images and photographs have been used for illustrative purposes only and may not represent the final product as shown. 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.

Your New Home Journey Simplified

At Simonds, we believe that your journey to your new home should be uncomplicated. That's why we're here to help you every step of the way. From selecting the perfect house and land package to making your home uniquely yours, we're here to guide you from start to finish.

1 Finding your dream home

By now, you might have spent weeks or months researching, visiting display centres and sifting through floor plans in search of your dream home. It can be easy to get lost among all of the options at your fingertips, but remember, you don't have to navigate these choices alone. Our New Home Specialists will be right by your side working within your specific land, lifestyle and budget requirements to help find the perfect fit for you.

2 Making it yours

As you select your home design, you might find that you want to make some tweaks to your floor plan. In most cases, we'll be able to find your perfect layout within our extensive home collection and popular structural options. But, if you do want to customise your home further, your New Home Specialist will be able to listen to your vision and work through your individual requests.

3 Fine tuning your file

Once you've found your perfect fit, if you have titled land we'll get to work on preliminary site works such as soil reports and bushfire assessments. From here your New Home Specialist will introduce you to your Customer Relationship Coordinator for the remainder of your journey.

4 The finishing touches

Now, this is where the fun begins! Start gathering your colour mood boards and inspiration photos in time for your exciting Gallery appointment. Here, you'll be guided by one of our expert Gallery Consultants to make all the colour selections for your new home. Then, you'll either sit down with our team or sign-off electronically on every detail in your Simonds and HIA Building Contracts. Lastly, once your approved finance, building permits and land title are finalised we can progress onto the next stage and go to site.

5 Your build

After all your planning and preparation, you're now heading on-site to see your build begin to take shape. Here, you'll be introduced to your Site Supervisor who oversees all the trades and works completed on your home. Over the course of the build, you'll get the opportunity to meet with them during the five Quality Assurance Inspection milestones.

6 Construction begins!

1. Slab

Start to feel the excitement in the air as your footings go down and your slab is poured.

2. Frame

At this step, things really start to take shape as your frame is erected.

3. Lock up

Now, this one's a big one. Your roofing, bricks, windows and external doors are all installed.

4. Fixing

Here, you'll be able to start picturing your new home as all interiors, flooring, cabinetry and fixtures are installed, bringing all of your Gallery selections to life!

5. PCI and Settlement

Once the final inspections have been completed, we'll progress through to Settlement, where the remaining funds are paid, the Certificate of Occupancy is issued, and you're handed the keys.

7 We're with you for the long run

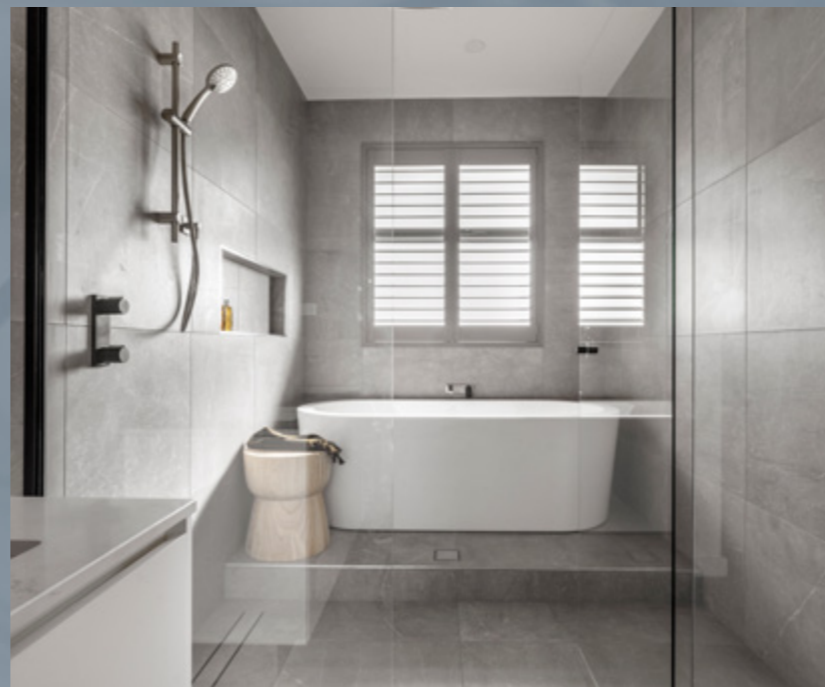
From start to finish, we'll be right by your side. With our dedicated Maintenance Team and Lifetime Structural Guarantee, our commitment to you lasts long after we've handed over the keys.

Elevate Range

Get more space, more comfort and more character with a range of homes that encourage connection. Elevate goes above and beyond while grounding your lifestyle in thoughtfully designed spaces that make the most of life's everyday moments and big milestones. It's the natural next step for families looking ahead or for those who feel at home amongst innovation and elevated style, with the freedom to craft gourmet kitchens, bathrooms and sleep sanctuaries that are uniquely yours.

Standard Inclusions List

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





ELEVATE RANGE

Single Storey

DESIGNS

Single Storey Facades



Cania

✓ INCLUDED



Etna

✓ INCLUDED



Cremorne

+ UPGRADE



Darling

+ UPGRADE



Millin

✓ INCLUDED



Newstead

✓ INCLUDED



Dockside

+ UPGRADE



Maleny

+ UPGRADE



Seahaven

+ UPGRADE



Woodford

+ UPGRADE






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

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Single Storey

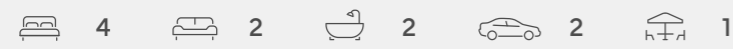
12.5m+ Lot Width

Home Designs

Min Lot Depth	Design							
25	Clarke 24	4	2	2	-	-	2	1



Clarke 24



Plan Size (WxL) **11.12m x 23.96m**
 Minimum Lot Size (WxL) **12.5m x 30m**

Room Sizes

Master Bedroom	3360 x 3450
Bedroom 2	3170 x 3300
Bedroom 3	3170 x 2850
Bedroom 4	3170 x 2850
Family	3470 x 3540
Dining	3270 x 4430
Kitchen	2720 x 4160
Media	3180 x 3230
Garage	6000 x 5510
Alfresco	2970 x 4320

Facade Options

- + Newstead + Cremorne + Seahaven
- + Cania + Darling + Woodford
- + Millin + Dockside
- + Etna + Maleny

Specifications

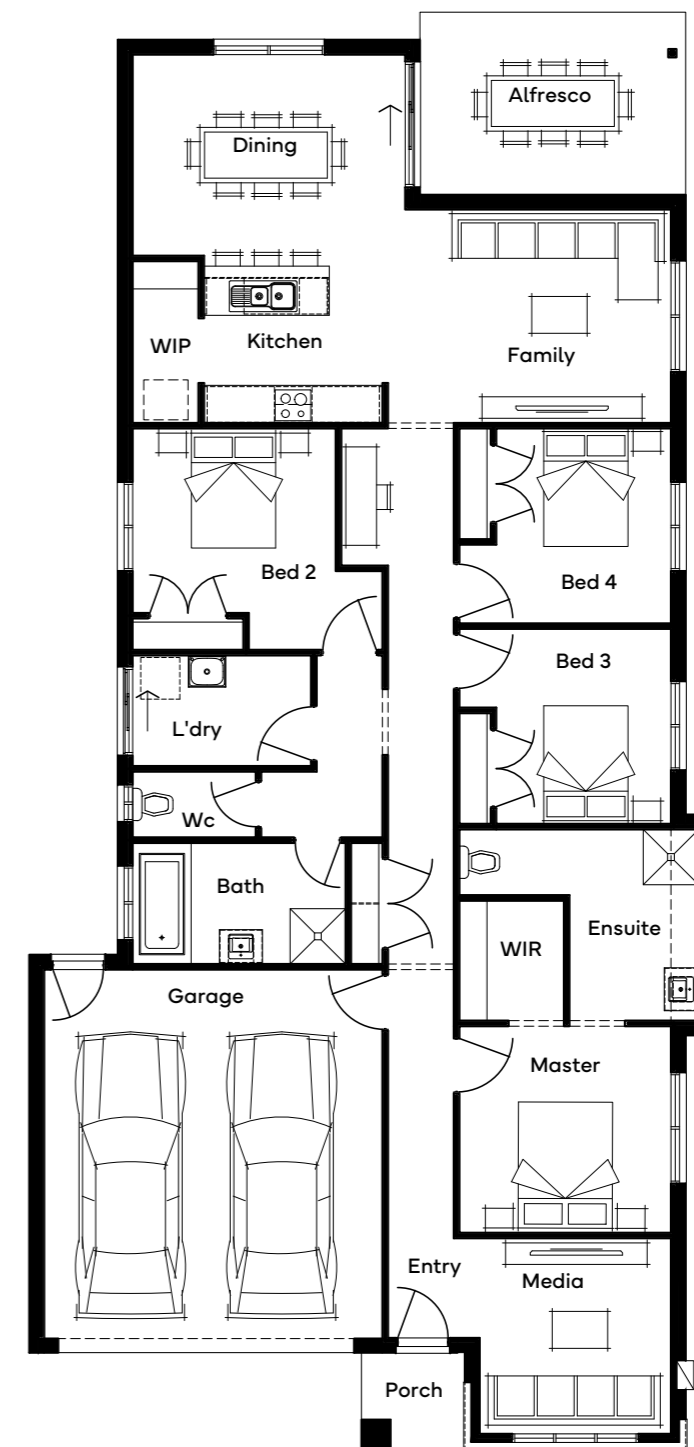
Ground Floor	166.73m ²	17.95sq
Garage	36.17m ²	3.89sq
Alfresco	12.83m ²	1.38sq
Porch	5.59m ²	0.6sq
Total	221.32m²	23.82sq

Structural Options

- + Butler's + Rear Option
- + Ensuite + Rear Option & Butler's
- + Master to Front + Rear Option & WIP
- + Master to Front + Ensuite + WIP



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



Standard floorplan shown

All floorplans are for illustrative purposes only and may not represent the final product. Final design may differ to meet developer, NCC and other compliance requirements. Specifications and room sizes may differ based on selected facade.

Single Storey

14m+ Lot Width

Home Designs

Min Lot Depth	Design							
30	Dalwood 25	4	3	2	-	-	2	1
30	Jervis 25	4	2	2	-	-	2	1
28	Riverway 24	4	2	2	-	-	2	1
30	Riverway 26	4	3	2	-	-	2	1
28	Wilson 24	4	2	2	-	-	2	1
30	Wilson 26	4	2	2	-	1	2	1



Dalwood 25



Plan Size (WxL) **11.87m x 22.91m**
 Minimum Lot Size (WxL) **14m x 30m**

Room Sizes

Master Bedroom	3500 x 3680
Bedroom 2	3570 x 3000
Bedroom 3	3020 x 3020
Bedroom 4	3000 x 3000
Family	3720 x 4400
Dining	3000 x 4400
Kitchen	2560 x 4280
Living	3400 x 3590
Kids Retreat	3000 x 4190
Garage	6000 x 5870
Alfresco	3720 x 3600

Facade Options

- + Newstead
- + Cania
- + Millin
- + Etna
- + Cremorne
- + Darling
- + Dockside
- + Maleny
- + Seahaven
- + Woodford

Specifications

Ground Floor	182.10m ²	19.60sq
Garage	38.58m ²	4.15sq
Alfresco	13.39m ²	1.44sq
Porch	4.06m ²	0.44sq
Total	238.14m²	25.63sq

Structural Options

- + Rear Flip
- + Ensuite & WIR
- + Kitchen 1
- + Bed 4 & Kids Retreat
- + Raked Ceiling to Living Area
- + Raked Ceiling to Living & Alfresco
- + Master to Front
- + Rear Flip, Ensuite & WIR
- + Rear Flip & Kitchen 1
- + Rear Flip, Bed 4 & Kids Retreat



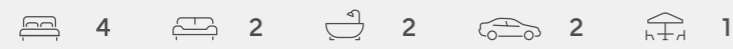
Scan for all design and facade options available with the Dalwood 25, or visit simonds.com.au



Floorplan based on the Porch facade

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Jervis 25



Plan Size (WxL) **11.99m x 22.43m**
 Minimum Lot Size (WxL) **14m x 30m**

Room Sizes

Master Bedroom	3520 x 4070
Bedroom 2	3000 x 3560
Bedroom 3	3000 x 3000
Bedroom 4	3000 x 3000
Family	5800 x 4600
Dining	3000 x 4600
Kitchen	2560 x 3910
Kids Retreat	3510 x 3380
Garage	6000 x 5720
Alfresco	3600 x 3480

Facade Options

- + Newstead
- + Cania
- + Millin
- + Etna
- + Cremorne
- + Darling
- + Dockside
- + Maleny
- + Seahaven
- + Woodford

Specifications

Ground Floor	184.83m ²	19.90sq
Garage	37.50m ²	4.04sq
Alfresco	12.52m ²	1.35sq
Porch	2.80m ²	0.30sq
Total	237.65m²	25.58sq

Structural Options

- + Rear Flip
- + Ensuite & WIR
- + Ensuite & Kitchen 1
- + Kitchen 2
- + Rumpus ILO Kids Retreat
- + Raked Ceiling to Living
- + Ensuite 3 & Media Option
- + Ensuite 3, Media & Kitchen 2
- + Rear Flip & Kitchen 1
- + Rear Flip & Kitchen 2
- + Rear Flip & Rumpus ILO Kids Retreat
- + Rear Flip & Raked Ceiling to Living
- + Rear Flip, Ensuite 3 & Media
- + Rear Option, Kitchen 2, Ensuite 3 & Media








Scan for all design and facade options available with the Jervis 25; or visit simonds.com.au



Standard floorplan shown

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Riverway 24

 4
  2
  2
  2
  1

Plan Size (WxL) Minimum Lot Size (WxL)
12.44m x 21.44m **14m x 28m**

Room Sizes

Master Bedroom	3630 x 4230
Bedroom 2	2800 x 3710
Bedroom 3	2800 x 3000
Bedroom 4	2800 x 3000
Family	3510 x 4950
Dining	3000 x 4950
Kitchen	2640 x 4270
Media	3120 x 4070
Garage	6000 x 5740
Alfresco	4170 x 3930

Facade Options

- + Newstead + Cremorne + Seahaven
- + Cania + Darling + Woodford
- + Millin + Dockside
- + Etna + Maleny

Specifications

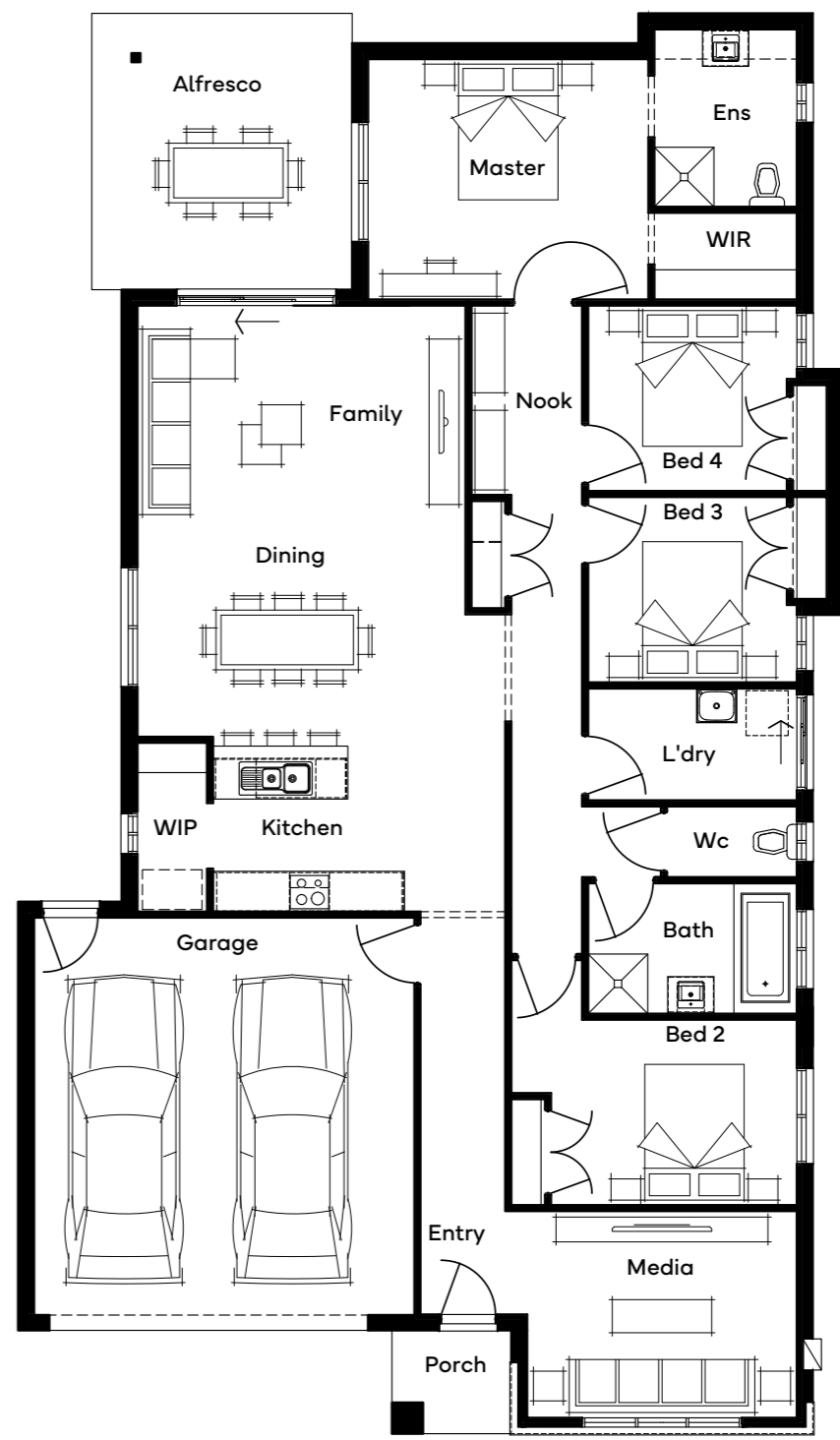
Ground Floor	172.12m ²	18.53sq
Garage	37.63m ²	4.05sq
Alfresco	16.38m ²	1.76sq
Porch	2.81m ²	0.30sq
Total	228.93m²	24.64sq

Structural Options

- + Butler's Pantry + Kitchen
- + Ensuite & WIR + Rear Flip
- + Family



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



Standard floorplan shown

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Riverway 26



Plan Size (WxL) **11.99m x 23.36m**
 Minimum Lot Size (WxL) **14m x 30m**

Room Sizes

Master Bedroom	3390 x 3950
Bedroom 2	2800 x 3710
Bedroom 3	2900 x 3110
Bedroom 4	2800 x 3110
Family	4000 x 4990
Dining	2850 x 4990
Media	3230 x 4070
Kitchen	2610 x 4270
Kids Retreat	2730 x 4310
Garage	6000 x 5740
Alfresco	3930 x 4170

Facade Options

- + Newstead + Cremorne + Seahaven
- + Cania + Darling + Woodford
- + Millin + Dockside
- + Etna + Maleny

Specifications

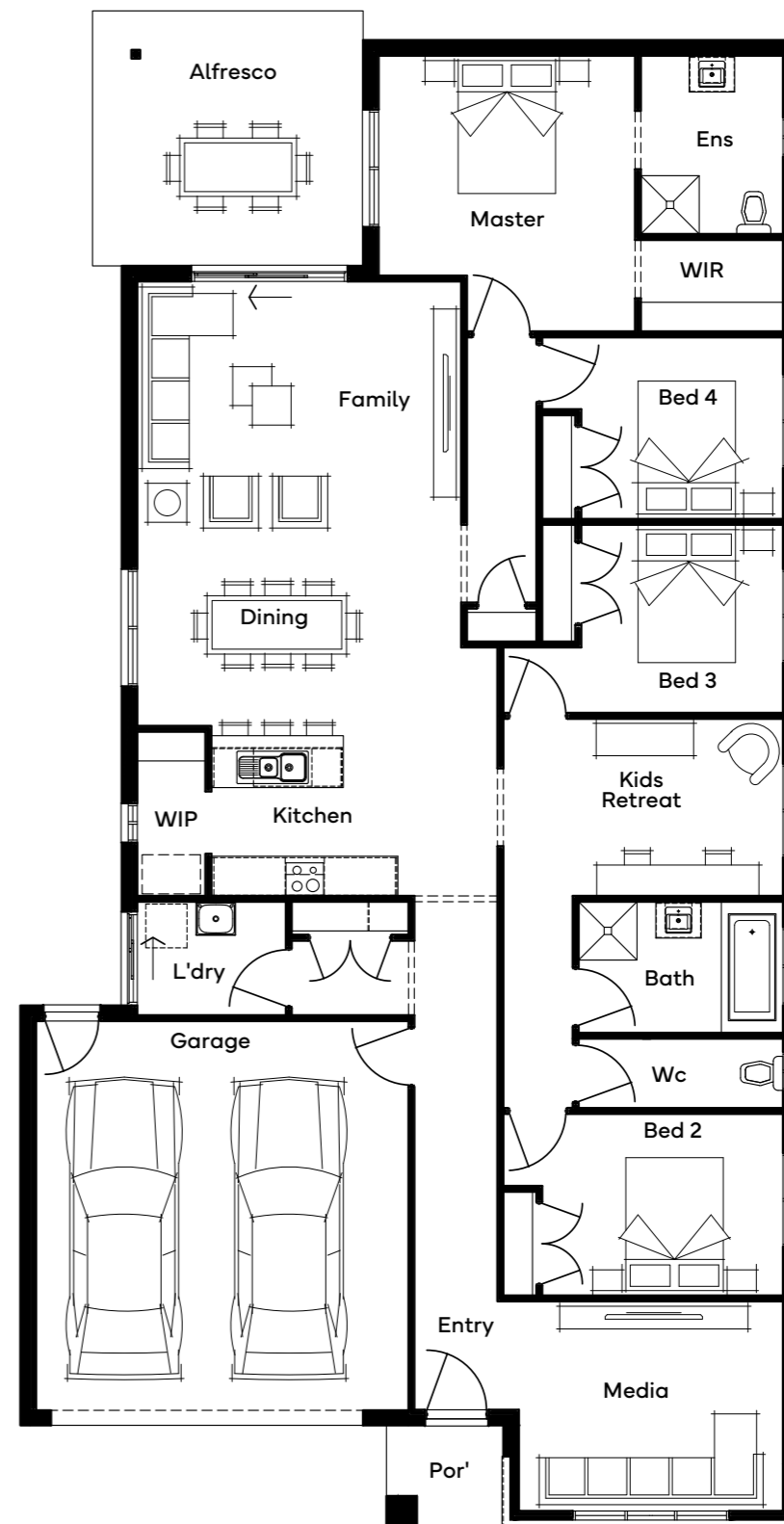
Ground Floor	189.29m ²	20.38sq
Garage	37.63m ²	4.05sq
Alfresco	16.38m ²	1.76sq
Porch	2.81m ²	0.30sq
Total	246.12m²	26.49sq

Structural Options

- + Ensuite & WIR
- + Kitchen 1
- + Kitchen 2
- + Kitchen 2 & Powder
- + Nook
- + Rear Flip
- + Rear Flip, Ensuite & WIR
- + Rear Flip & Kitchen 1
- + Rear Flip & Kitchen 2



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



Standard floorplan shown

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Wilson 24



Plan Size (WxL) **12.44m x 21.44m**
 Minimum Lot Size (WxL) **14m x 28m**

Room Sizes

Master Bedroom	3280 x 3800
Bedroom 2	3000 x 3240
Bedroom 3	3000 x 3140
Bedroom 4	3000 x 3140
Family	3400 x 4200
Dining	3200 x 4200
Kitchen	3840 x 2500
Media	3400 x 4070
Garage	6000 x 5740
Alfresco	4770 x 3330

Facade Options

- + Newstead + Cremorne + Seahaven
- + Cania + Darling + Woodford
- + Millin + Dockside
- + Etna + Maleny

Specifications

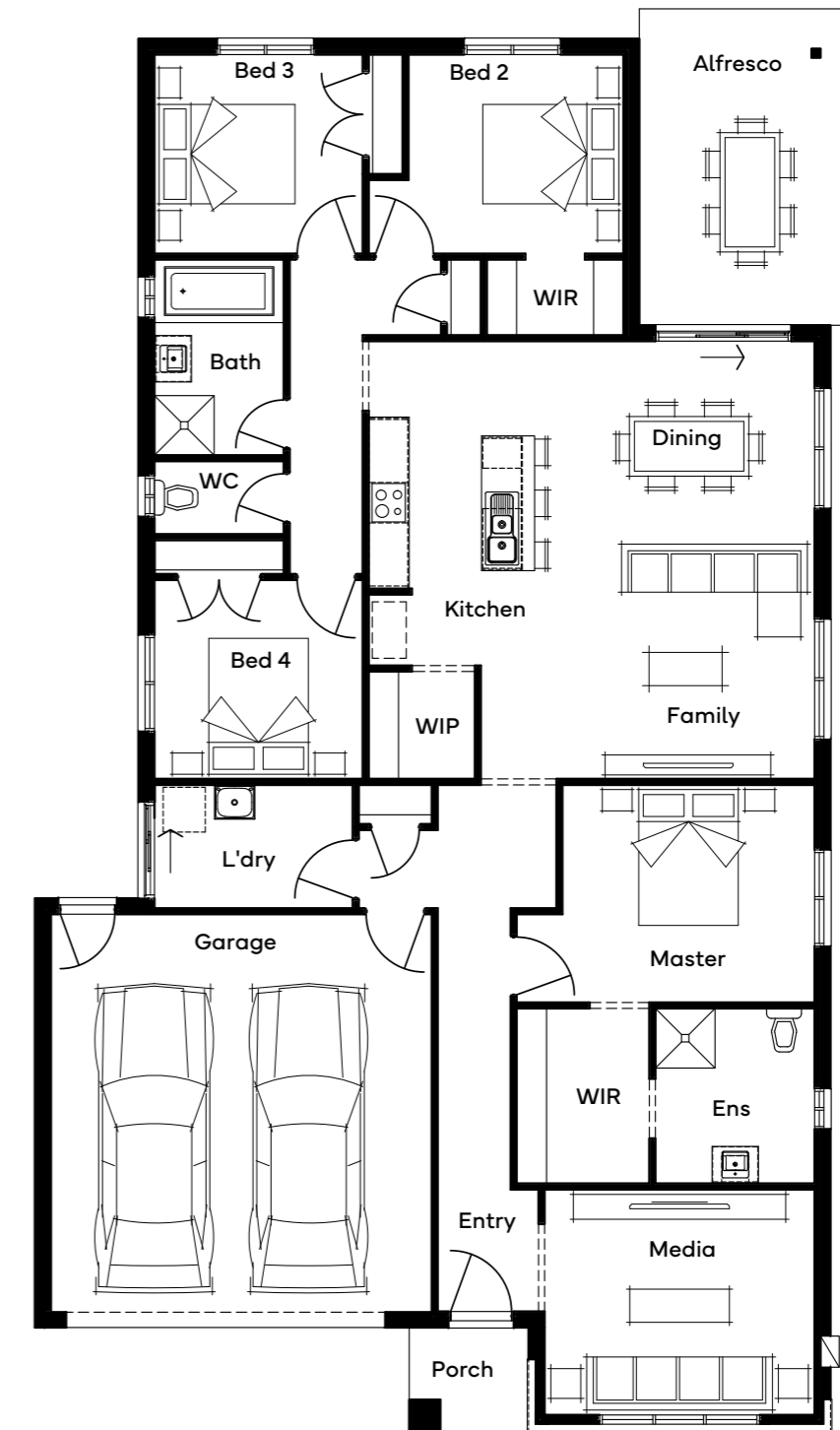
Ground Floor	169.77m ²	18.27sq
Garage	37.63m ²	4.05sq
Alfresco	15.88m ²	1.71sq
Porch	2.81m ²	0.30sq
Total	226.09m²	24.34sq

Structural Options

- + Rear Flip
- + Master & Media Flip
- + Butler's Pantry
- + Ensuite
- + Master & Media Flip, Ensuite
- + Living Raked Ceiling
- + Living & Alfresco Raked Ceiling
- + Rear Flip, Master & Media Flip
- + Rear Flip & Butler's
- + Rear Flip & Ensuite
- + Rear Flip, Master & Media Flip, Ensuite
- + Rear Flip & Living Raked Ceiling
- + Rear Flip, Living & Alfresco Raked Ceiling



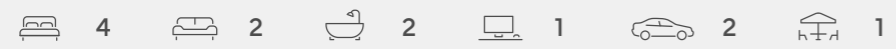
Scan for all design and facade options available with the Wilson 24; or visit simonds.com.au



Standard floorplan shown

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Wilson 26



Plan Size (WxL) **23.36m x 12.44m**
 Minimum Lot Size (WxL) **14m x 30m**

Room Sizes

Master Bedroom	3280 x 4070
Bedroom 2	3000 x 3240
Bedroom 3	3000 x 3160
Bedroom 4	3000 x 3140
Family	4520 x 4220
Dining	4000 x 4220
Kitchen	3860 x 2550
Media	3400 x 4070
Home Office	1830 x 3140
Garage	6000 x 5740
Alfresco	4770 x 3330

Facade Options

- + Newstead + Cremorne + Seahaven
- + Cania + Darling + Woodford
- + Millin + Dockside
- + Etna + Maleny

Specifications

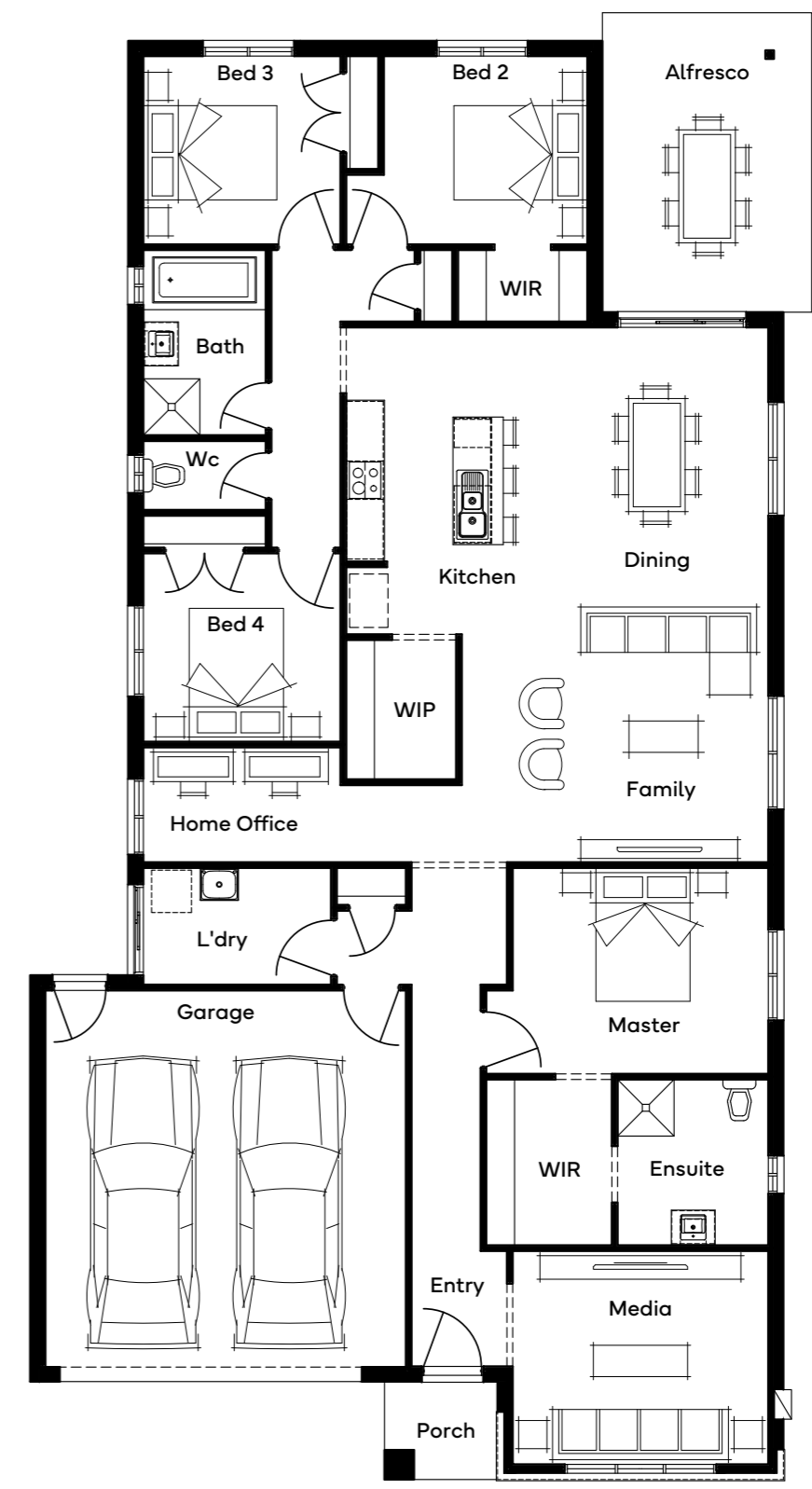
Ground Floor	189.80m ²	20.43sq
Garage	37.63m ²	4.05sq
Alfresco	15.88m ²	1.71sq
Porch	2.81m ²	0.30sq
Total	246.12m²	26.49sq

Structural Options

- + Master & Media Flip
- + Rear Flip
- + Butler's Pantry
- + Ensuite
- + Master & Media Flip + Ensuite
- + Living Raked Ceiling
- + Living & Alfresco Raked Ceiling
- + Master to Front ILO Media
- + Rear Option + Master & Media Flip
- + Rear Flip & Butler's Pantry
- + Rear Option & Ensuite Option
- + Rear Flip, Master & Media Flip & Ensuite Option
- + Rear Flip & Living Raked Ceiling
- + Rear Flip, Living & Alfresco Raked Ceiling
- + Rear Flip & Master to Front ILO Media



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










Standard floorplan shown

Single Storey

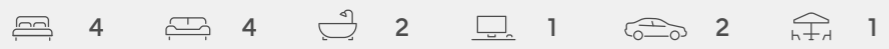
16m+ Lot Width

Home Designs

Min Lot Depth	Design							
30	Killarney 30	4	4	2	-	1	2	1
30	Saltbush 30	4	4	2	-	1	2	1



Killarney 30



Plan Size (WxL) **14.24m x 22.91m**
 Minimum Lot Size (WxL) **16m x 30m**

Room Sizes

Master Bedroom	3390 x 6110
Bedroom 2	3030 x 3140
Bedroom 3	3000 x 3140
Bedroom 4	3000 x 3000
Living	4600 x 3800
Dining	3410 x 4600
Kitchen	4040 x 2460
Media	3500 x 3710
Rumpus	3650 x 3100
Study	1830 x 3290
Garage	6000 x 5510
Alfresco	6600 x 3000

Facade Options

- + Newstead + Cremorne + Seahaven
- + Cania + Darling + Woodford
- + Millin + Dockside
- + Etna + Maleny

Specifications

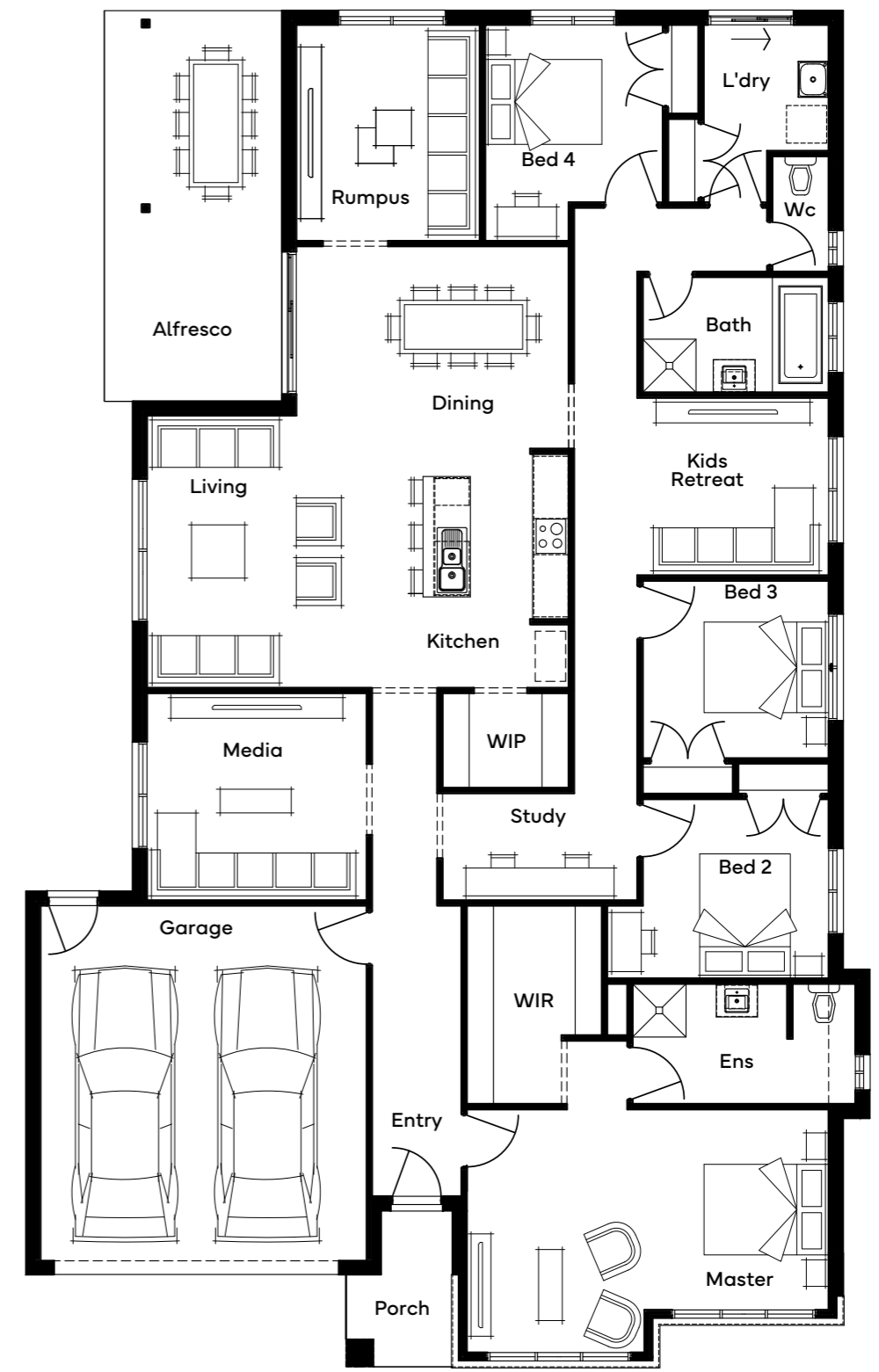
Ground Floor	222.35m ²	23.93sq
Garage	36.51m ²	3.93sq
Alfresco	19.80m ²	2.13sq
Porch	4.11m ²	0.44sq
Total	282.77m²	30.44sq

Structural Options

- + Butler's 1
- + Butler's 2
- + Bed 5

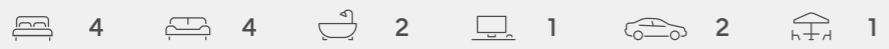


Scan for all design and facade options available with the Killarney 30; or visit simonds.com.au



Standard floorplan shown

Saltbush 30



Plan Size (WxL) **13.79m x 22.91m**
 Minimum Lot Size (WxL) **16m x 30m**

Room Sizes

Master Bedroom	3650 x 3420
Bedroom 2	3160 x 3000
Bedroom 3	3000 x 3020
Bedroom 4	3000 x 3140
Living	4600 x 3800
Rumpus	3650 x 3300
Kids Retreat	3500 x 4300
Dining	3420 x 4600
Kitchen	4040 x 2460
Media	3500 x 3710
Garage	6000 x 5510

Facade Options

- + Newstead + Cremorne + Seahaven
- + Cania + Darling + Woodford
- + Millin + Dockside
- + Etna + Maleny

Specifications

Ground Floor	221.24m ²	23.81sq
Garage	36.51m ²	3.93sq
Alfresco	19.80m ²	2.13sq
Porch	4.10m ²	0.44sq
Total	281.65m²	30.32sq

Structural Options

- + Butler's 1 + Bed 5
- + Butler's 2 + Alternate Alfresco



Scan for all design and facade options available with the Saltbush 30; or visit simonds.com.au



Standard floorplan shown

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ELEVATE RANGE

Double Storey

COLLECTION

Double Storey Facades

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Ballandean

✓ INCLUDED



Flagstaff

✓ INCLUDED



Imperial

+ UPGRADE



Ingham

+ UPGRADE



Kirwin

✓ INCLUDED



Linville*

✓ INCLUDED



Innes

+ UPGRADE



Springbrook

+ UPGRADE



Birkdale

+ UPGRADE



Croydon

+ UPGRADE



Tempest


+ UPGRADE

*Available on select home designs

Double Storey

10m+ Lot Width

Home Designs

Min Lot Depth	Design							
30	Travertine 31	4	2	2	1	1	2	1



Travertine 31



Plan Size (WxL) **8.72m x 22.31m**
 Minimum Lot Size (WxL) **10m x 30m**

Room Sizes

Master Bedroom	3810 x 4010
Bedroom 2	3320 x 3560
Bedroom 3	3300 x 2820
Bedroom 4	3300 x 2820
Family	4950 x 3470
Rumpus	3060 x 4130
Study	1900 x 2450
Dining	4610 x 3000
Kitchen	2480 x 4220
Garage	6000 x 5510

Facade Options

- + Ballandean
- + Linville
- + Kirwin
- + Ingham
- + Birkdale
- + Tempest
- + Croydon
- + Imperial
- + Springbrook
- + Innes

Specifications

Ground Floor	99.78m ²	10.74sq
First Floor	125.41m ²	13.50sq
Garage	37.17m ²	4.00sq
Alfresco	19.18m ²	2.06sq
Porch	4.77m ²	0.51sq
Total	285.840m²	30.77sq

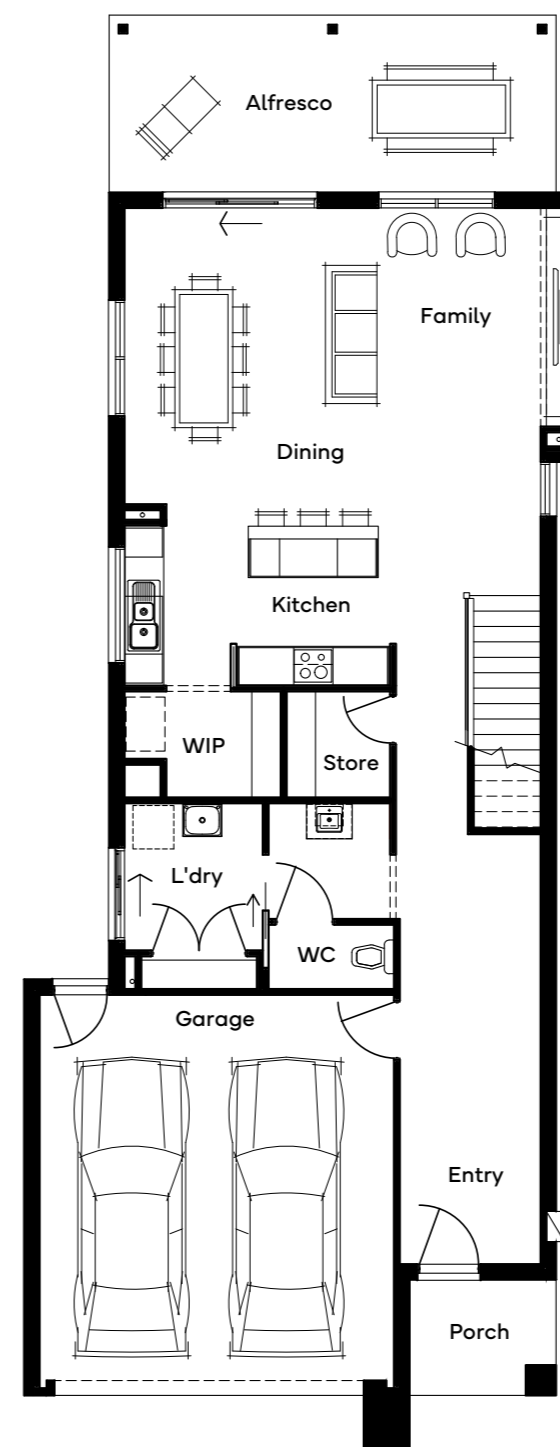
Structural Options

- + Butler's
- + 1st Floor 1
- + 1st Floor 2

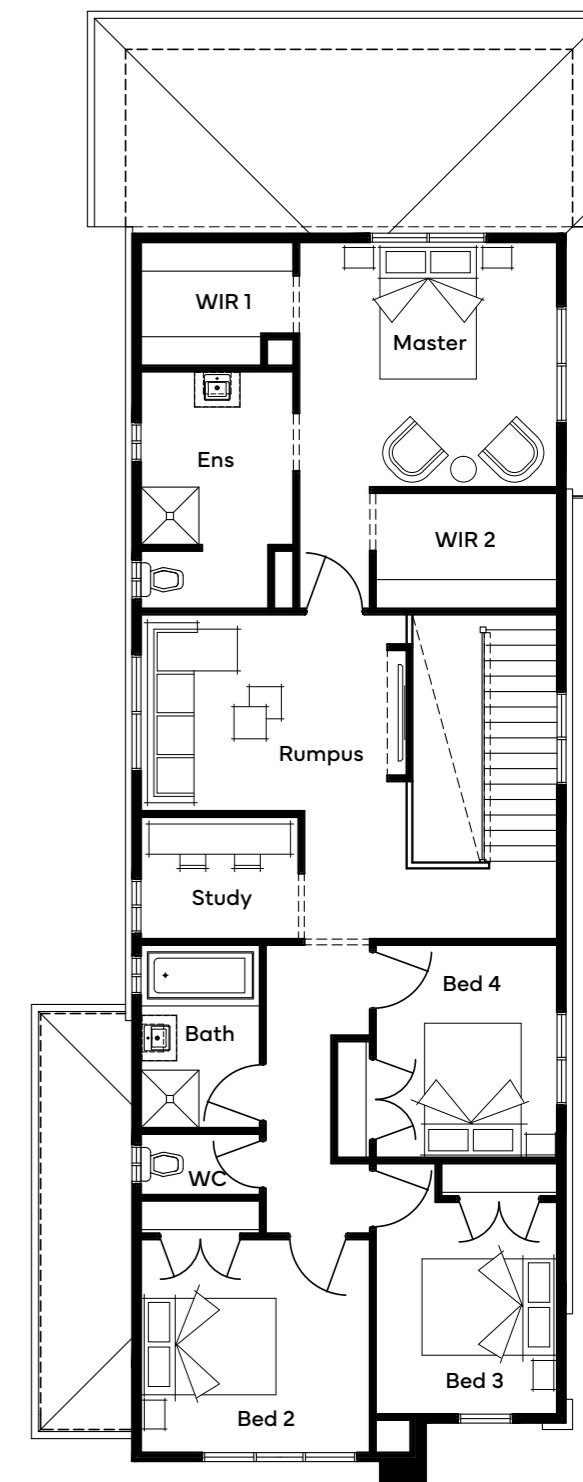


Scan for all design and facade options available with the Travertine 31; or visit simonds.com.au

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

All floorplans are for illustrative purposes only and may not represent the final product. Final design may differ to meet developer, NCC and other compliance requirements. Specifications and room sizes may differ based on selected facade.

Double Storey

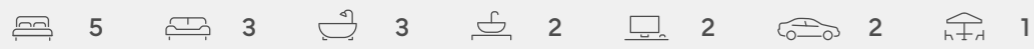
12.5m+ Lot Width

Home Designs

Min Lot Depth	Design							
30	Burleigh 36	5	3	3	2	2	2	1
25	Evandale 27	4	3	2	1	-	2	1
28	Evandale 32	5	4	2	1	-	2	1
28	Palmview 35	4	2	3	1	1	2	1
25	Starboard 33	4	3	3	1	1	2	1



Burleigh 36



Plan Size (WxL) **8.21m x 21.20m**
 Minimum Lot Size (WxL) **12.5m x 30m**

Room Sizes

Master Bedroom	3800 x 4230
Bedroom 2	3200 x 3600
Bedroom 3	3200 x 3600
Bedroom 4	3200 x 3150
Guest	3300 x 3110
Rumpus	3500 x 4230
Study	2000 x 3340
Dining	3190 x 4190
Living	3630 x 3640
Kitchen	3680 x 2500
Media	3500 x 3550
Home Office	3150 x 2630
Garage	6000 x 5510

Facade Options

- + Ballandean + Birkdale + Imperial
- + Kirwin + Tempest + Springbrook
- + Ingham + Croydon + Innes

Specifications

Ground Floor	139.63m ²	15.03sq
First Floor	141.13m ²	15.19sq
Garage	36.37m ²	3.91sq
Alfresco	12.44m ²	1.34sq
Porch	3.08m ²	0.33sq
Total	332.65m²	35.81sq

Structural Options

- + Rear Option + Ensuite 3
- + Butler's + Rear Option & Butler's

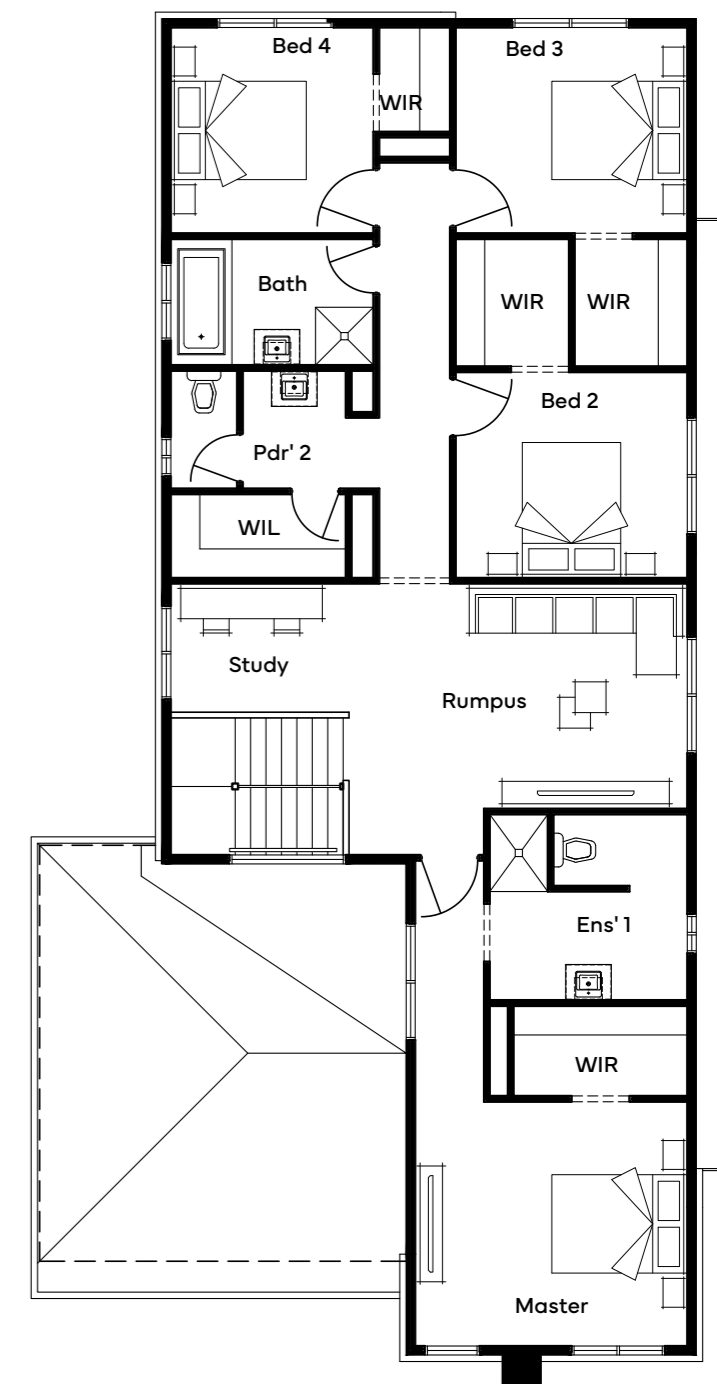


Scan for all design and facade options available with the Burleigh 36; or visit simonds.com.au

GROUND FLOOR



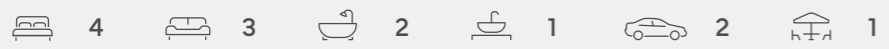
FIRST FLOOR



Standard floorplan shown

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Evandale 27



Plan Size (WxL) **10.31m x 16.79m**
 Minimum Lot Size (WxL) **12.5m x 25m**

Room Sizes

Master Bedroom	3400 x 4230
Bedroom 2	3600 x 3200
Bedroom 3	3000 x 2900
Bedroom 4	2730 x 3070
Rumpus	3420 x 3800
Dining	3070 x 3800
Family	3440 x 3590
Kitchen	3750 x 2550
Lounge	3910 x 2630
Garage	6000 x 5510
Alfresco	2760 x 4440

Facade Options

- + Ballandean + Birkdale + Imperial
- + Kirwin + Tempest + Springbrook
- + Ingham + Croydon + Innes

Specifications

Ground Floor	94.05m ²	10.12sq
First Floor	103.96m ²	11.19sq
Garage	36.37m ²	3.91sq
Alfresco	12.25m ²	1.32sq
Porch	3.07m ²	0.33sq
Total	249.70m²	26.88sq

Structural Options

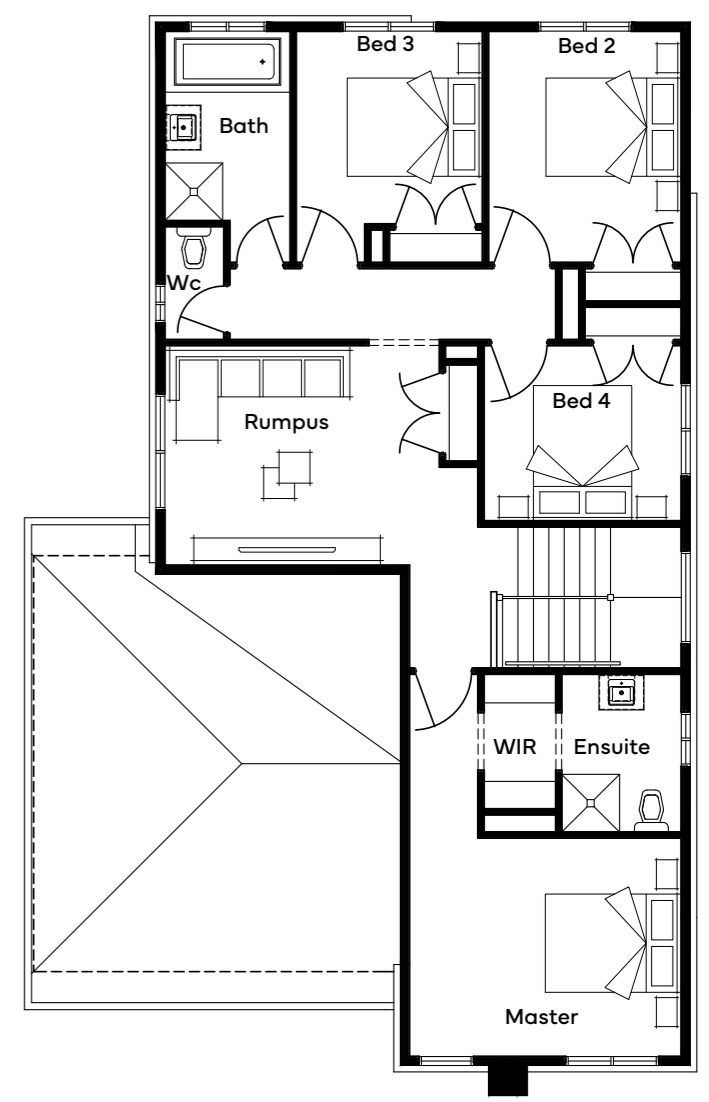
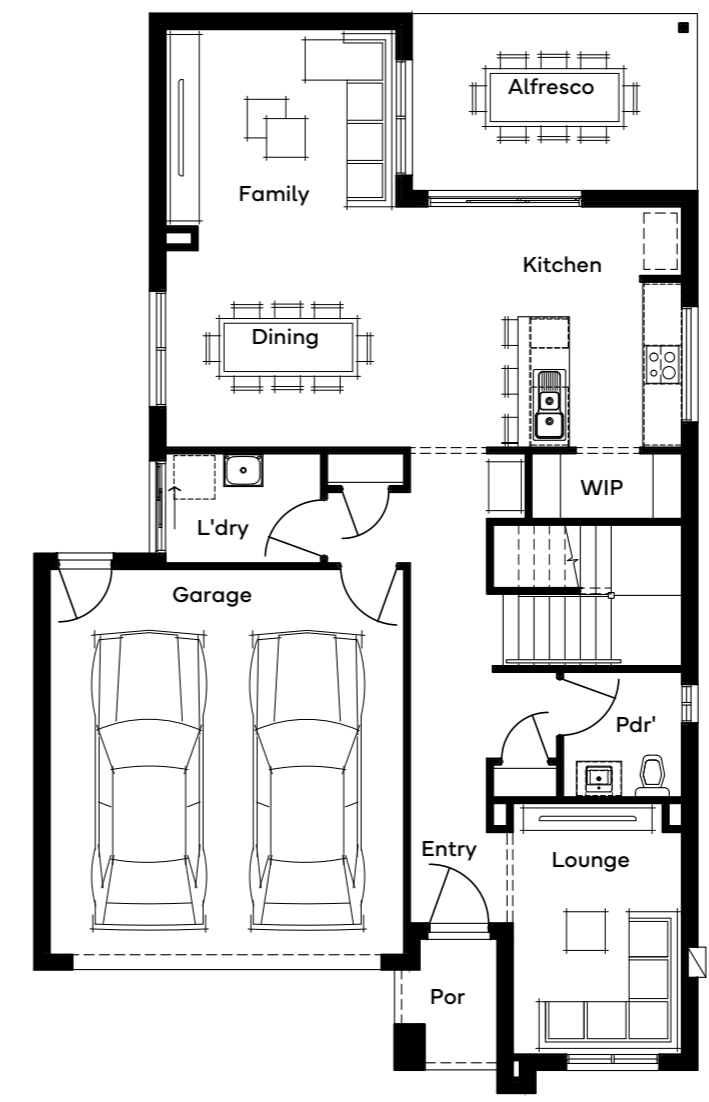
- + Alfresco
- + Kitchen
- + Alfresco & Kitchen



Scan for all design and facade options available with the Evandale 27, or visit simonds.com.au

GROUND FLOOR

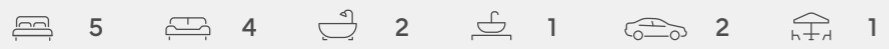
FIRST FLOOR



Standard floorplan shown

All floorplans are for illustrative purposes only and may not represent the final product. Final design may differ to meet developer, NCC and other compliance requirements. Specifications and room sizes may differ based on selected facade.

Evandale 32



Plan Size (WxL) **19.79m x 10.31m**
 Minimum Lot Size (WxL) **12.5m x 28m**

Room Sizes

Master Bedroom	3500 x 4230
Bedroom 2	3200 x 3240
Bedroom 3	3130 x 3240
Bedroom 4	3130 x 3380
Bedroom 5	3000 x 3380
Rumpus	3240 x 3590
Dining	3740 x 4310
Family	3880 x 4310
Kitchen	4190 x 2880
Media	3600 x 3710
Rumpus	3240 x 3680
Garage	6000 x 5510

Facade Options

- + Ballandean + Birkdale + Imperial
- + Kirwin + Tempest + Springbrook
- + Ingham + Croydon + Innes

Specifications

Ground Floor	117.04m ²	12.60sq
First Floor	126.94m ²	13.66sq
Garage	36.40m ²	3.92sq
Alfresco	13.40m ²	1.44sq
Porch	3.08m ²	0.33sq
Total	296.85m²	31.95sq

Structural Options

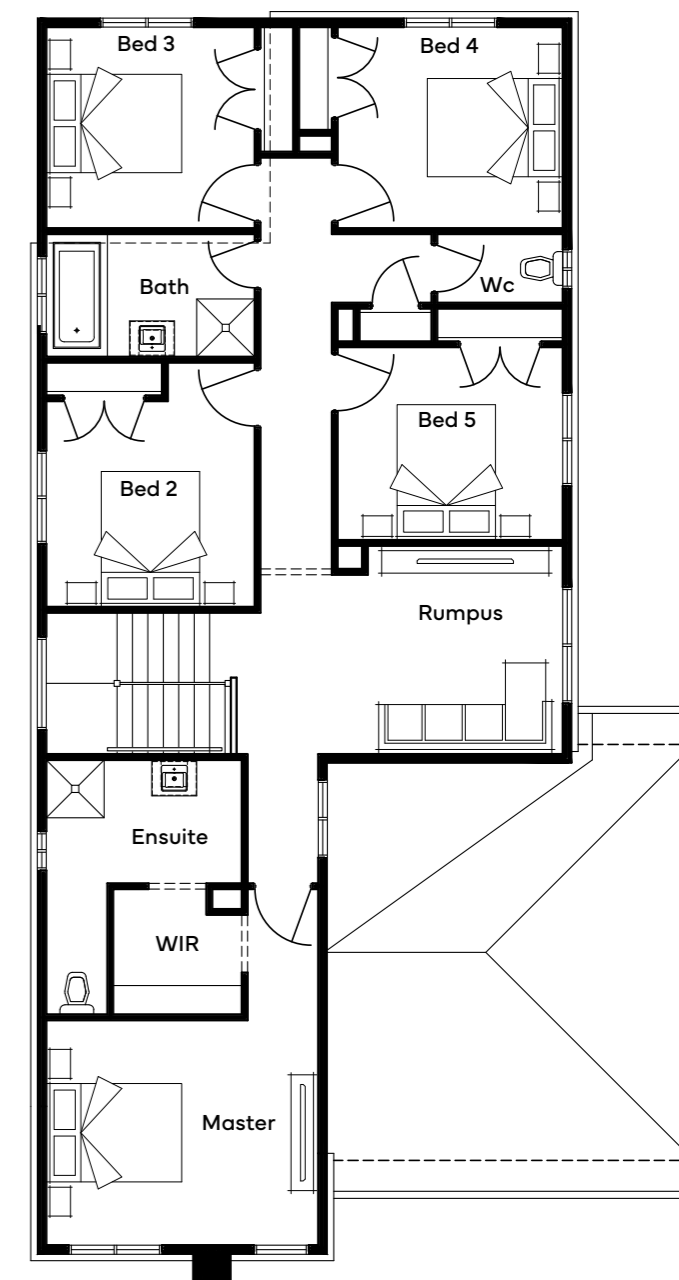
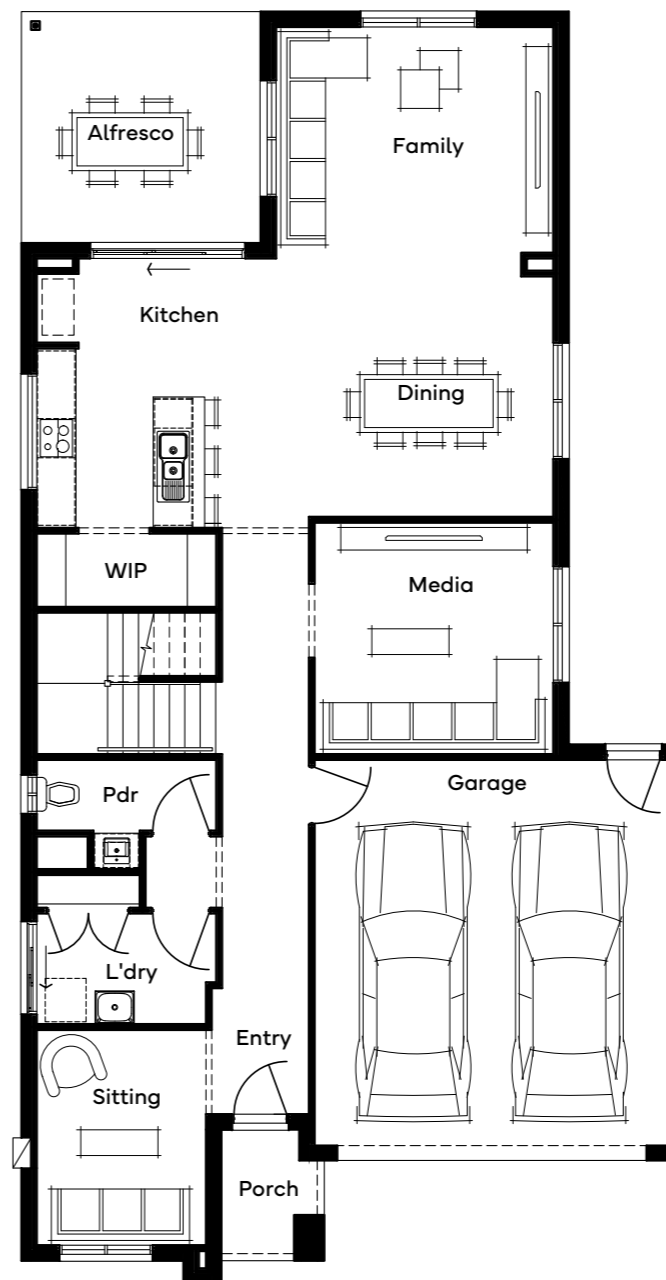
- + Alfresco Flip
- + Guest Suite
- + Butler's Pantry
- + Powder
- + Master to Rear
- + Master to Rear with Balcony
- + Rear Flip with Guest Suite
- + Rear Flip with Butler's Pantry



Scan for all design and facade options available with the Evandale 32, or visit simonds.com.au

GROUND FLOOR

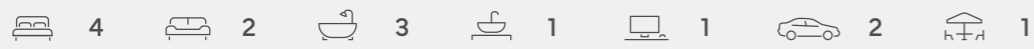
FIRST FLOOR



Standard floorplan shown

All floorplans are for illustrative purposes only and may not represent the final product. Final design may differ to meet developer, NCC and other compliance requirements. Specifications and room sizes may differ based on selected facade.

Palmview 35



Plan Size (WxL) **10.79m x 21.56m**
 Minimum Lot Size (WxL) **12.5m x 28m**

Room Sizes

Master Bedroom	4640 x 3400
Guest Bedroom	3000 x 5510
Bedroom 3	2900 x 4230
Bedroom 4	3000 x 3050
Living	3800 x 4950
Dining	3030 x 4560
Kitchen	5550 x 3950
Study	3460 x 2630
Rumpus	3000 x 4230
Garage	6000 x 5510
Alfresco	3210 x 5010

Facade Options

- + Ballandean
- + Linville
- + Kirwin
- + Ingham
- + Birkdale
- + Tempest
- + Croydon
- + Imperial
- + Springbrook
- + Innes

Specifications

Ground Floor	142.15m ²	15.30sq
First Floor	129.72m ²	13.96sq
Garage	36.25m ²	3.90sq
Alfresco	16.08m ²	1.73sq
Porch	3.08m ²	0.33sq
Total	327.28m²	35.23sq

Structural Options

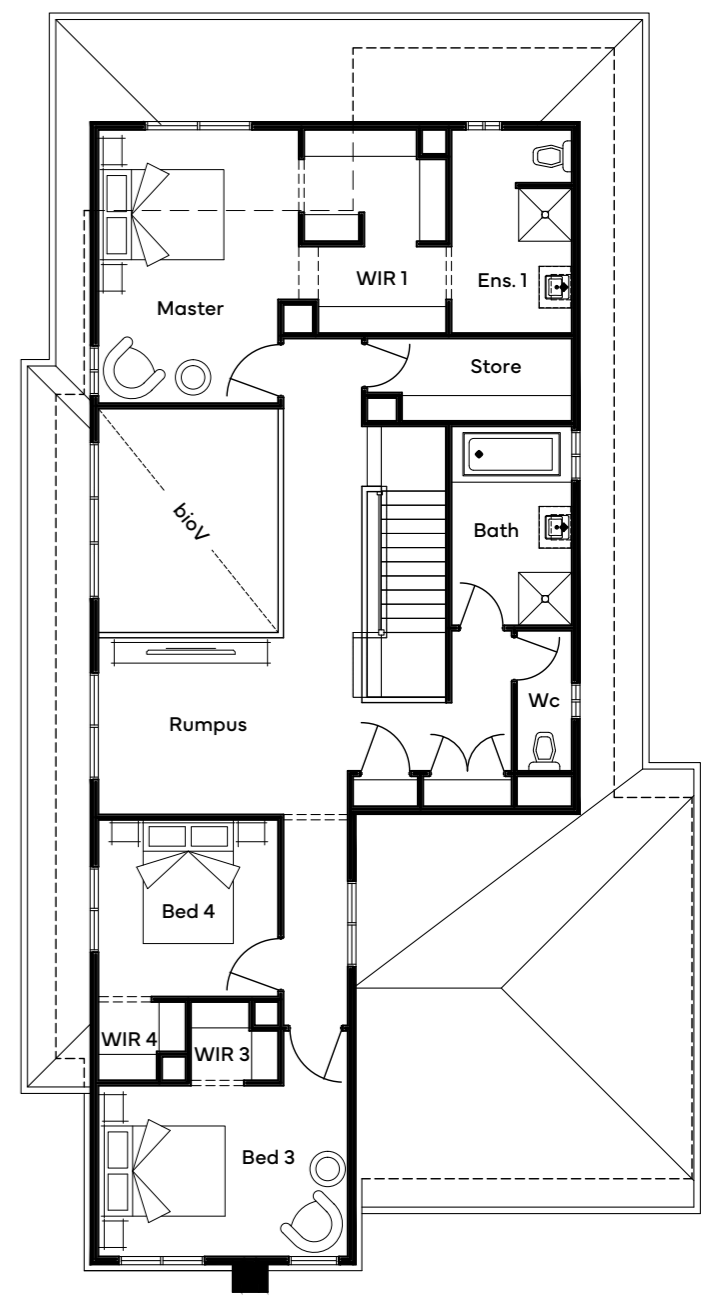
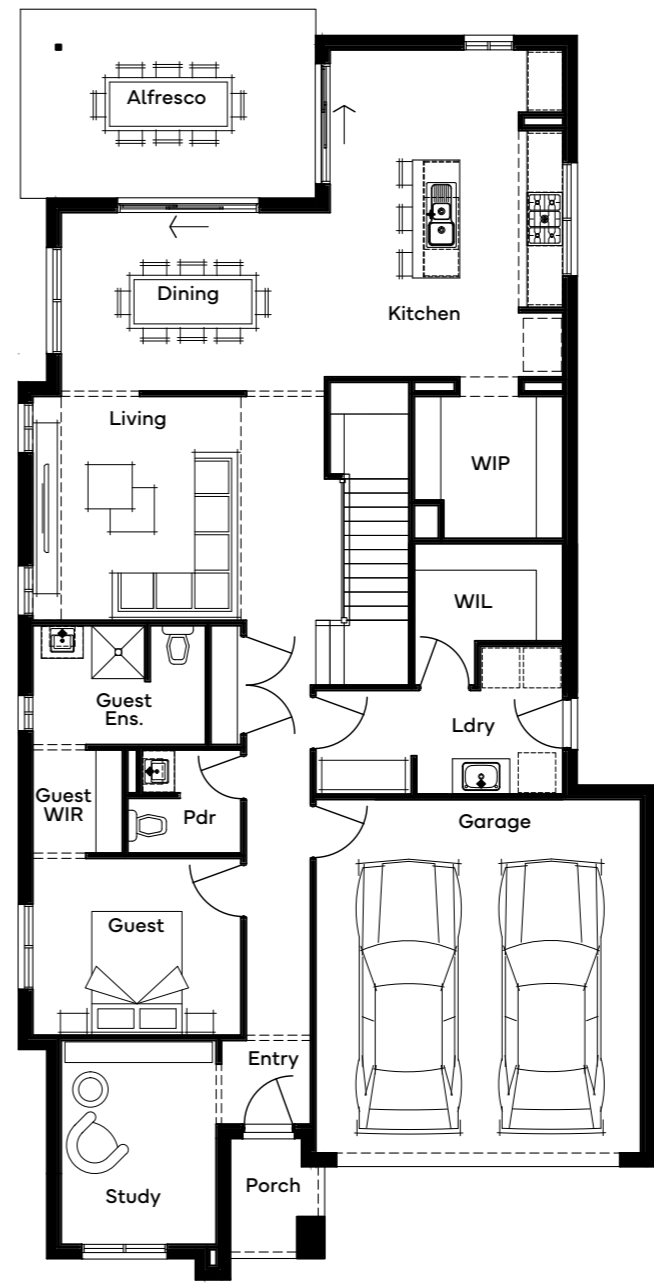
- + Laundry 1
- + Laundry 2
- + Butler's Pantry 1
- + Butler's Pantry 2
- + Master Ensuite
- + Rumpus to Front
- + Bed 5 ILO Void
- + First Floor 1 ILO Void
- + First Floor 2 ILO Void
- + 3m Rear Setback
- + Build Over Garage



Scan for all design and facade options available with the Palmview 35; or visit simonds.com.au

GROUND FLOOR

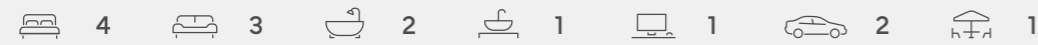
FIRST FLOOR



Standard floorplan shown

All floorplans are for illustrative purposes only and may not represent the final product. Final design may differ to meet developer, NCC and other compliance requirements. Specifications and room sizes may differ based on selected facade.

Starboard 33



Plan Size (WxL) **10.79m x 18.19m**
 Minimum Lot Size (WxL) **12.5m x 25m**

Room Sizes

Master Bedroom	4150 x 4230
Bedroom 2	3690 x 3210
Bedroom 3	3100 x 3150
Bedroom 4	3250 x 3500
Rumpus	3050 x 3210
Dining	4220 x 3100
Living	3950 x 3960
Kitchen	4070 x 2350
Home Office	2910 x 2630
Retreat	3450 x 3800
Media	4070 x 3110
Garage	6000 x 5510
Alfresco	3480 x 3480

Facade Options

- + Ballandean + Birkdale + Imperial
- + Kirwin + Tempest + Springbrook
- + Ingham + Croydon + Innes

Specifications

Ground Floor	113.61m ²	12.23sq
First Floor	141.89m ²	15.27sq
Garage	36.22m ²	3.90sq
Alfresco	12.11m ²	1.30sq
Porch	2.78m ²	0.30sq
Total	306.61m²	33.00sq

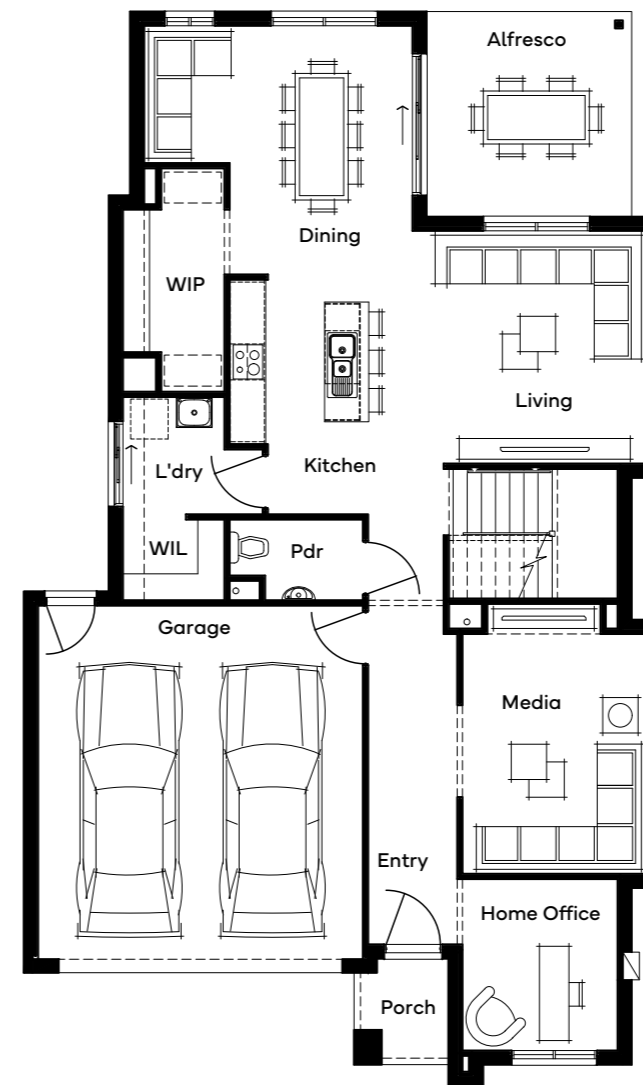
Structural Options

- + Ensuite + Open Media Area
- + Butler's + Bath

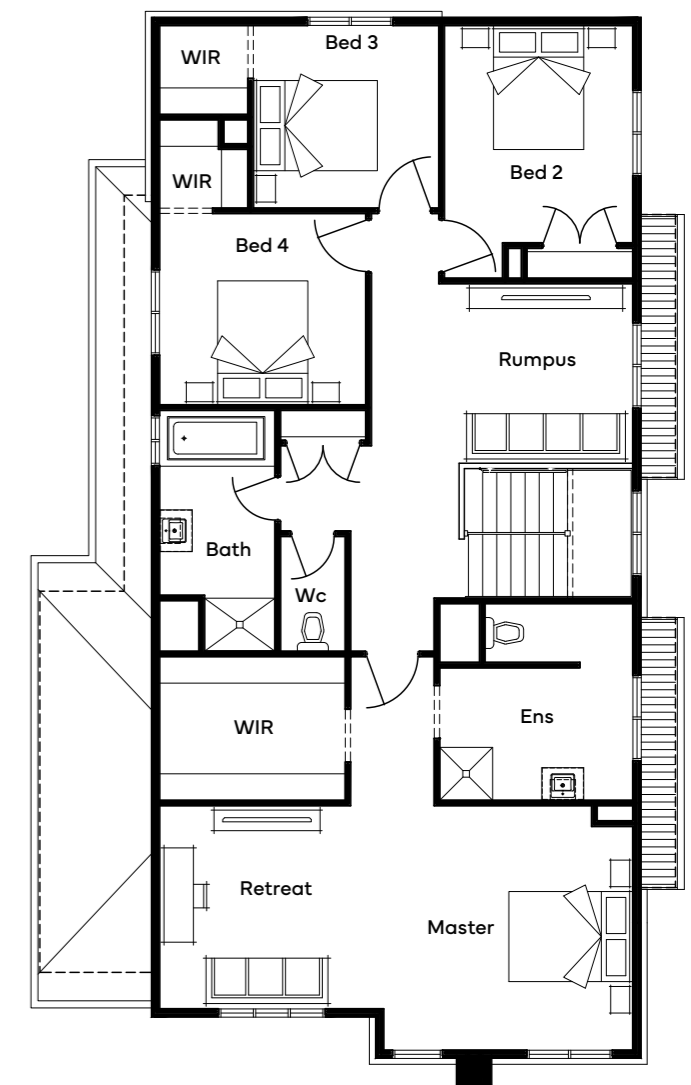


Scan for all design and facade options available with the Starboard 33, or visit simonds.com.au

GROUND FLOOR



FIRST FLOOR










Standard floorplan shown

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Double Storey





14m+ Lot Width

Home Designs

Min Lot Depth	Design							
28	Durack 36	5	3	3	-	-	2	1
28	Sarina 32	5	4	3	1	-	2	1
28	Sarina 35	5	4	3	1	-	2	1
28	Sarina 37	6	4	3	1	-	2	1
25	Yalumba 30	4	3	3	-	-	2	1



Durack 36

 5
  3
  3
  2
  1

Plan Size (WxL) **11.51m x 19.55m**
 Minimum Lot Size (WxL) **14m x 28m**

Room Sizes

Master Bedroom	4850 x 5150
Bedroom 2	3100 x 3000
Bedroom 3	3100 x 3000
Bedroom 4	3100 x 3000
Guest	3600 x 3960
Rumpus	4200 x 5430
Dining	4320 x 3300
Family	4300 x 4050
Kitchen	4230 x 2570
Media	3650 x 3590
Rumpus	4200 x 5430
Garage	6000 x 5510

Facade Options

- | | | |
|--------------|------------|---------------|
| + Ballandean | + Birkdale | + Springbrook |
| + Linville | + Tempest | + Innes |
| + Kirwin | + Croydon | |
| + Ingham | + Imperial | |

Specifications

Ground Floor	135.51m ²	14.59sq
First Floor	146.02m ²	15.72sq
Garage	36.51m ²	3.93sq
Alfresco	13.48m ²	1.45sq
Porch	4.09m ²	0.44sq
Total	335.58m²	36.12sq

Structural Options

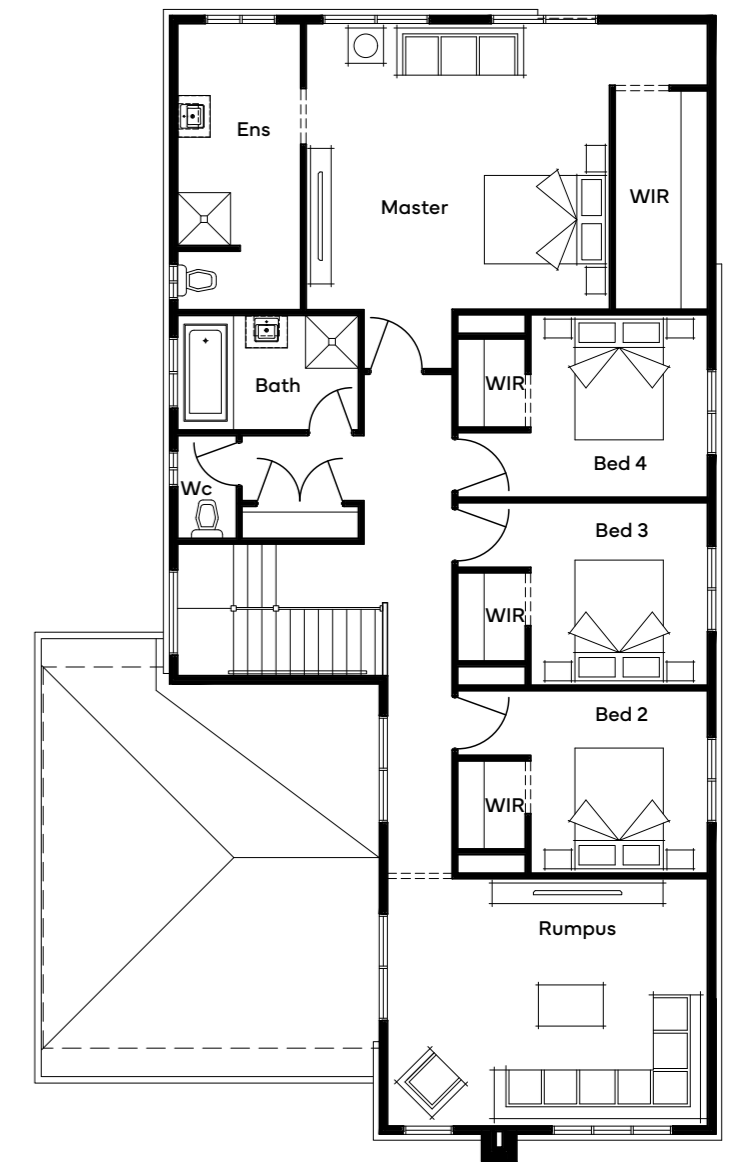
- | | |
|-----------------------------|-------------------|
| + Rear | + Theatre |
| + Powder | + Rear & Theatre |
| + Kitchen & Butler's Pantry | + Master to Front |



Scan for all design and facade options available with the Durack 36; or visit simonds.com.au

GROUND FLOOR

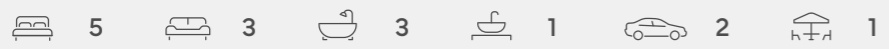
FIRST FLOOR



Standard floorplan shown

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Sarina 32



Plan Size (WxL) **11.51m x 20.15m**
 Minimum Lot Size (WxL) **14m x 28m**

Room Sizes

Master Bedroom	3400 x 5430
Bedroom 2	3500 x 3200
Bedroom 3	3100 x 3100
Bedroom 4	3100 x 3120
Bedroom 5	3140 x 3800
Rumpus	3300 x 3020
Dining	4630 x 3200
Family	4630 x 3300
Kitchen	4630 x 2490
Media	3700 x 3590
Rumpus	3300 x 3020
Garage	6000 x 5510

Facade Options

- + Ballandean + Birkdale + Springbrook
- + Linville + Tempest + Innes
- + Kirwin + Croydon
- + Ingham + Imperial

Specifications

Ground Floor	135.51m ²	14.59sq
First Floor	146.32m ²	15.75sq
Garage	36.51m ²	3.93sq
Alfresco	13.48m ²	1.45sq
Porch	4.09m ²	0.44sq
Total	335.91m²	36.16sq

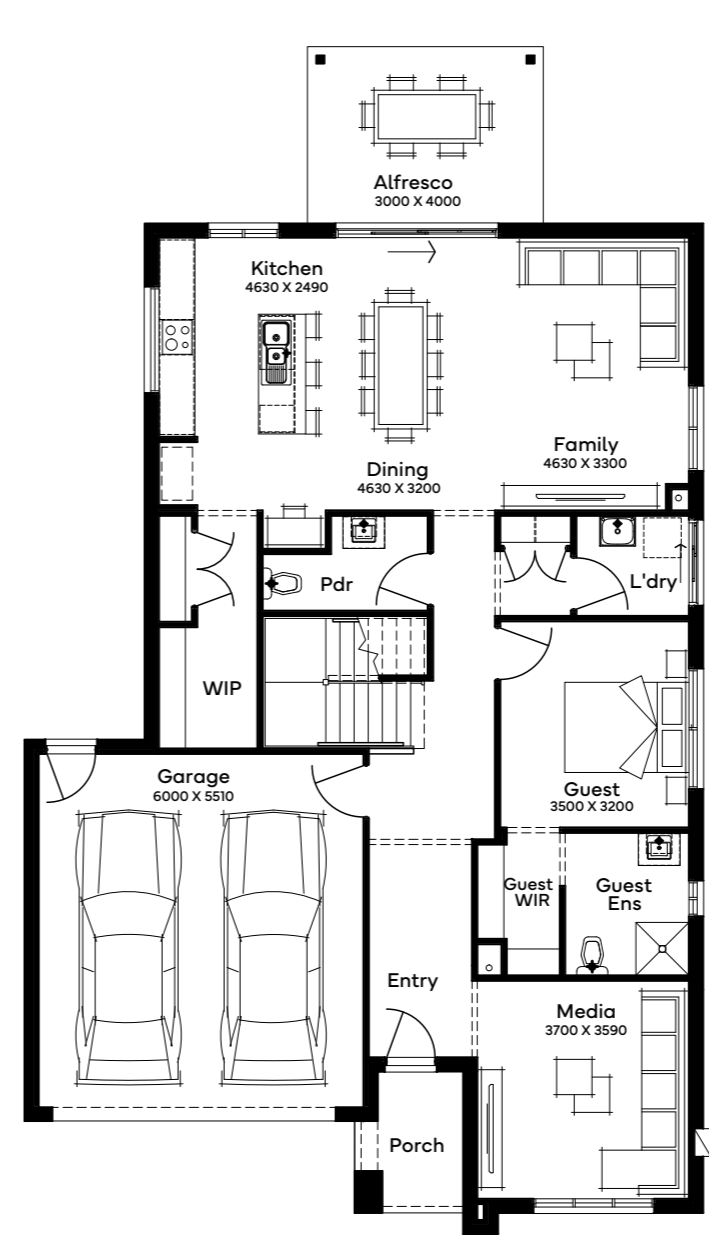
Structural Options

- + Master to Rear + Guest to Front
- + Butler's + Grand Alfresco

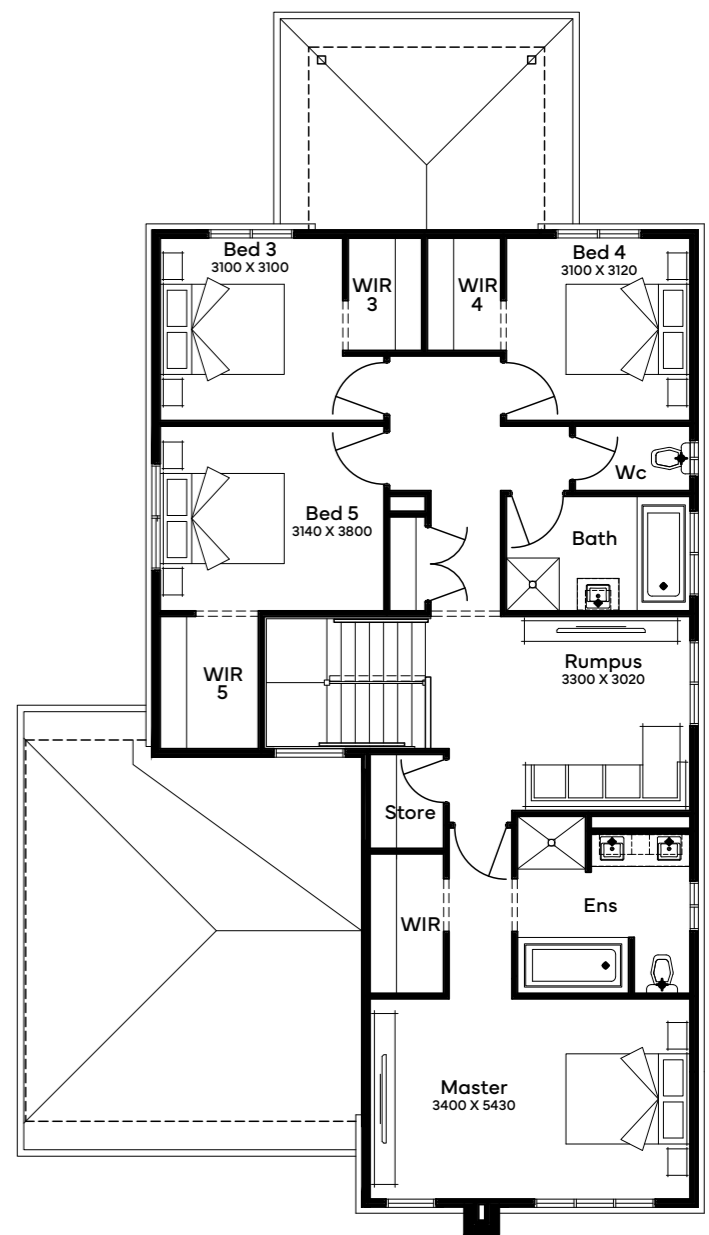


Scan for all design and facade options available with the Sarina 32; or visit simonds.com.au

GROUND FLOOR



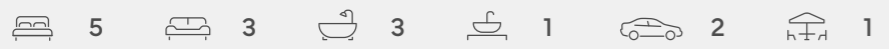
FIRST FLOOR



Standard floorplan shown

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Sarina 35



Plan Size (WxL) **11.51m x 20.63m**
 Minimum Lot Size (WxL) **14m x 28m**

Room Sizes

Master Bedroom	3400 x 5430
Bedroom 2	3500 x 3200
Bedroom 3	3100 x 3100
Bedroom 4	3100 x 3120
Bedroom 5	3140 x 3120
Rumpus	3300 x 3020
Dining	4630 x 3200
Family	4630 x 3300
Kitchen	4630 x 2490
Theatre	3390 x 4430
Media	3700 x 3590
Rumpus	3300 x 3020
Garage	6000 x 5510

Facade Options

- + Ballandean + Birkdale + Springbrook
- + Linville + Tempest + Innes
- + Kirwin + Croydon
- + Ingham + Imperial

Specifications

Ground Floor	143.34m ²	15.43sq
First Floor	124.31m ²	13.38sq
Garage	36.51m ²	3.93sq
Alfresco	15.87m ²	1.71sq
Porch	4.09m ²	0.44sq
Total	324.12m²	34.89sq

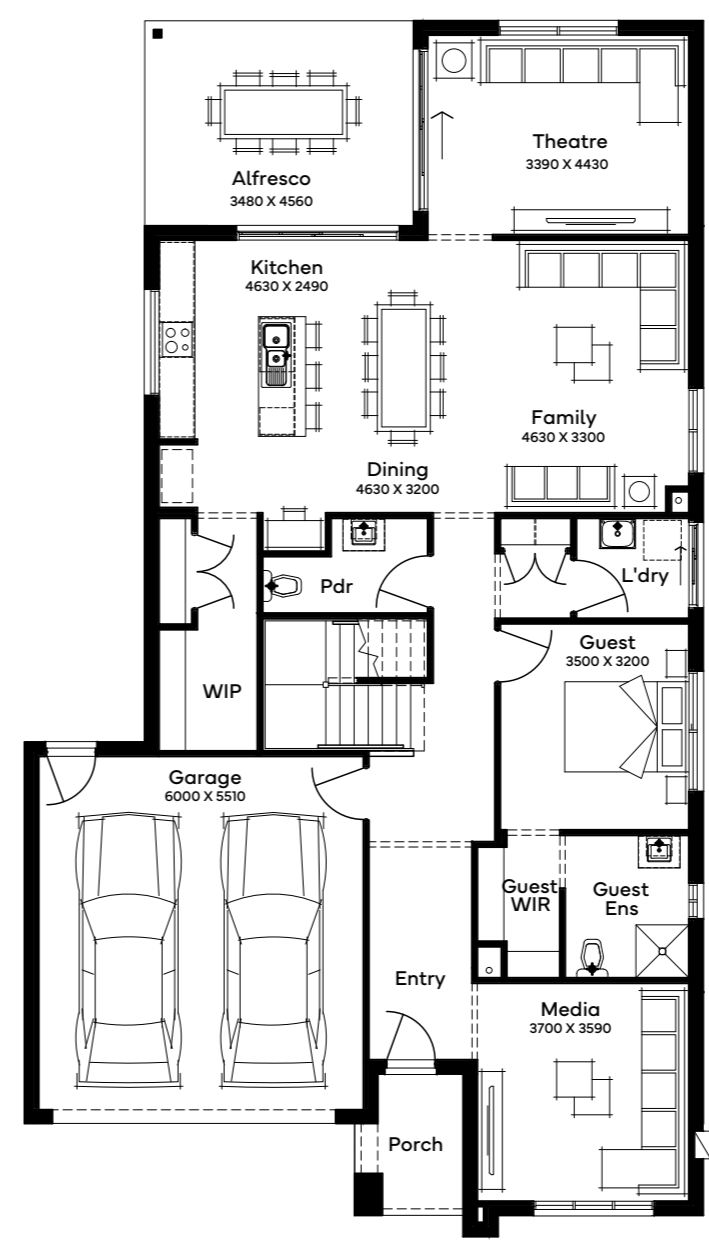
Structural Options

- + Butler's + Master to Rear
- + Guest to Front + Rear
- + Grand Alfresco

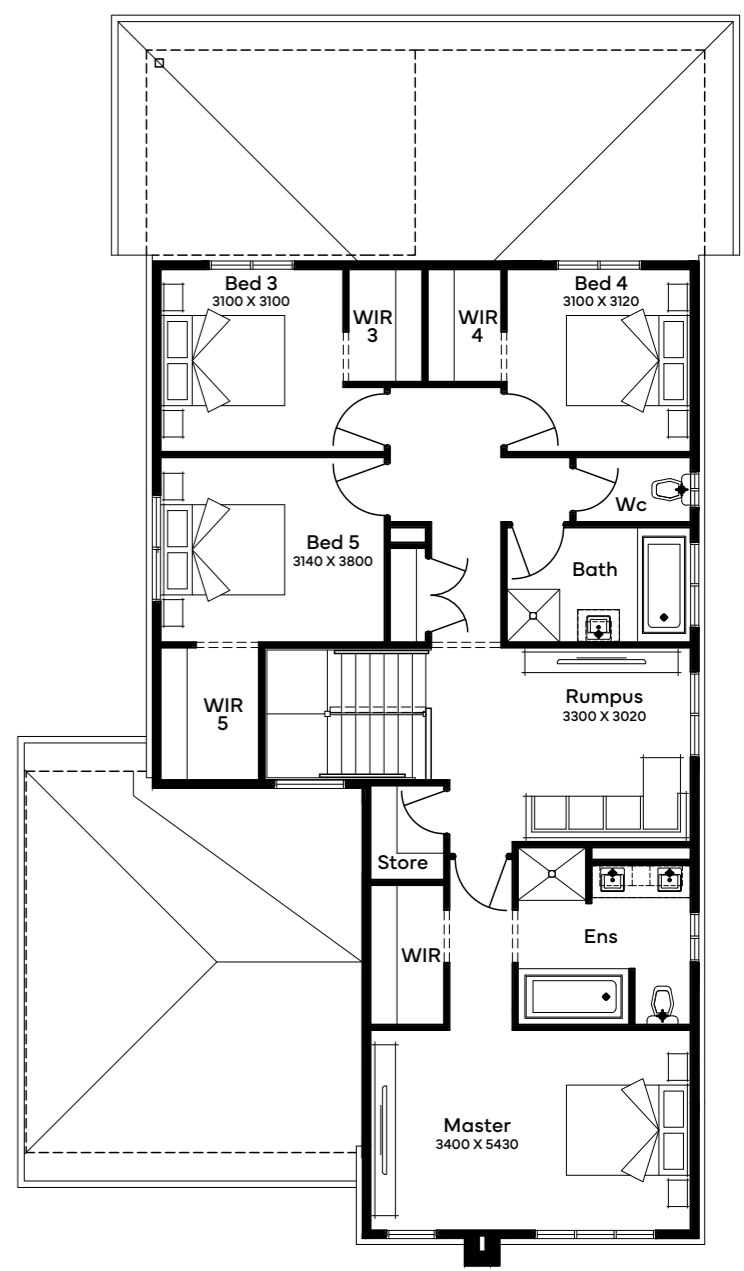


Scan for all design and facade options available with the Sarina 35; or visit simonds.com.au

GROUND FLOOR



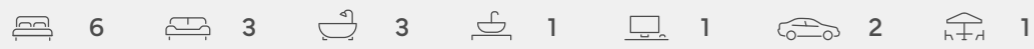
FIRST FLOOR



Standard floorplan shown

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Sarina 37



Plan Size (WxL) **11.75m x 20.63m**
 Minimum Lot Size (WxL) **14m x 28m**

Room Sizes

Master Bedroom	3400 x 5430
Bedroom 2	3500 x 3200
Bedroom 3	3100 x 3100
Bedroom 4	3100 x 3120
Bedroom 5	3140 x 3120
Bedroom 6	3200 x 3470
Rumpus	3300 x 3020
Dining	4630 x 3200
Family	4630 x 3300
Kitchen	4630 x 2490
Theatre	3390 x 4430
Media	3700 x 3590
Rumpus	3300 x 3020
Garage	6000 x 5510

Facade Options

- + Ballandean + Birkdale + Springbrook
- + Linville + Tempest + Innes
- + Kirwin + Croydon
- + Ingham + Imperial

Specifications

Ground Floor	143.55m ²	15.45sq
First Floor	145.96m ²	15.71sq
Garage	36.54m ²	3.93sq
Alfresco	15.87m ²	1.71sq
Porch	4.04m ²	0.43sq
Total	345.96m²	37.24sq

Structural Options

- + Butler's Pantry + Master to Rear
- + Guest to Front + Rear
- + Grand Alfresco
- + ILO Theatre



Scan for all design and facade options available with the Sarina 37; or visit simonds.com.au

GROUND FLOOR

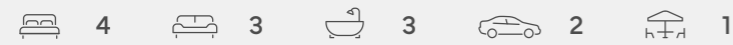
FIRST FLOOR



Standard floorplan shown

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Yalumba 30



Plan Size (WxL) **11.51m x 16.79m**
 Minimum Lot Size (WxL) **14m x 25m**

Room Sizes

Master Bedroom	3200 x 5430
Bedroom 2	3980 x 2850
Bedroom 3	3980 x 2850
Bedroom 4	3000 x 3470
Rumpus	3000 x 3600
Dining	4730 x 2900
Living	4510 x 3440
Kitchen	3640 x 2740
Media	3700 x 4180
Guest	3500 x 3000
Garage	6000 x 5510
Alfresco	2760 x 4800

Facade Options

- + Ballandean
- + Linville
- + Kirwin
- + Ingham
- + Birkdale
- + Tempest
- + Croydon
- + Imperial
- + Springbrook
- + Innes

Specifications

Ground Floor	109.60m ²	11.80sq
First Floor	121.01m ²	13.03sq
Garage	36.51m ²	3.93sq
Alfresco	13.25m ²	1.43sq
Porch	4.09m ²	0.44sq
Total	284.46m²	30.62sq

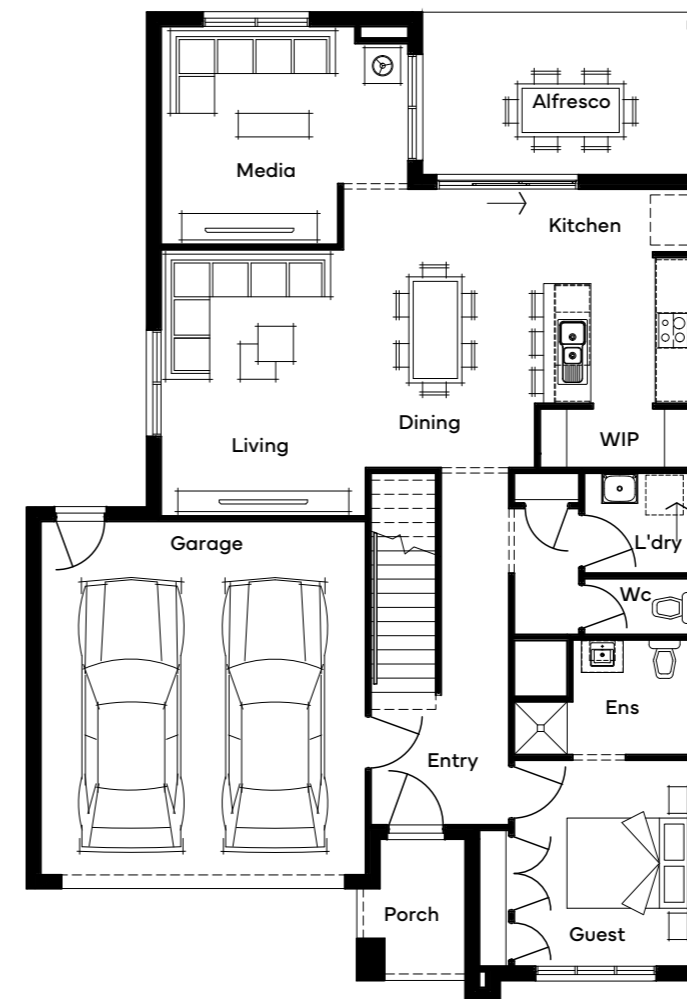
Structural Options

- + Kitchen 2
- + Master to Rear
- + Rear & Kitchen 2
- + Rear

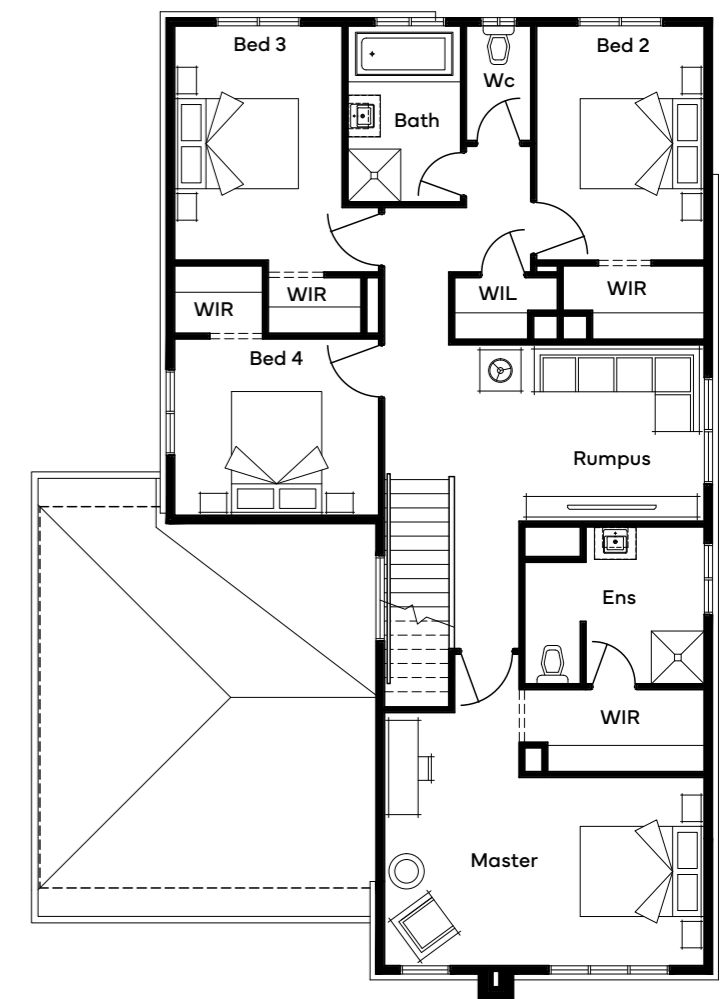


Scan for all design and facade options available with the Yalumba 30; or visit simonds.com.au

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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ELEVATE RANGE

Acreage

DESIGNS

Design							
Bandler 45	4	2	2	1	-	2	-
Cawley 40	4	2	2	1	-	2	-
Cawley 44	5	2	2	1	-	2	-
Kurdana 45	4	2	3	1	-	2	1

Bandler 45

Plan Size (WxL)
29.39m x 15.84m

Room Sizes

Master Bedroom	4080 x 5390
Bedroom 2	3380 x 3290
Bedroom 3	3380 x 3260
Bedroom 4	3380 x 3260
Living	6120 x 5150
Dining	5870 x 5150
Kitchen	4030 x 3380
Theatre	4670 x 4400
Rumpus	5870 x 3870
Garage	5510 x 6000

Specifications

Ground Floor	287.67m ²	30.97sq
Garage	36.25m ²	3.90sq
Veranda	98.03m ²	10.55sq
Total	421.95m ²	45.42sq

Structural Options

- + Bed ILO Rumpus
- + Kitchen, Living, Theatre, Bed 5 & Alfresco
- + Kitchen, Living, Theatre, Bed 5 & Alfresco (All Raked Ceilings)
- + Kitchen, Living, Theatre, Bed 5 & Alfresco (Raked Living Area Ceilings)
- + Front of Home Kitchen with Alfresco

Speak to your New Home Specialist
 for acreage facade options









Scan for all design and facade options available with the Bandler 45; or visit simonds.com.au



Standard floorplan shown

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Cawley 40

 4
  2
  2
  1
  1
  2

Plan Size (WxL)
27.96m x 13.43m

Room Sizes

Master Bedroom	4550 x 4680
Bedroom 2	3410 x 3090
Bedroom 3	3410 x 3090
Bedroom 4	3000 x 3340
Family	4640 x 5160
Dining	5430 x 4700
Kitchen	5430 x 2771
Rumpus	5430 x 4070
Study	4550 x 2210
Garage	6000 x 5510

Specifications

Ground Floor	251.21m ²	27.04sq
Garage	36.22m ²	3.90sq
Veranda	87.93m ²	9.47sq
Total	375.36m²	40.40sq

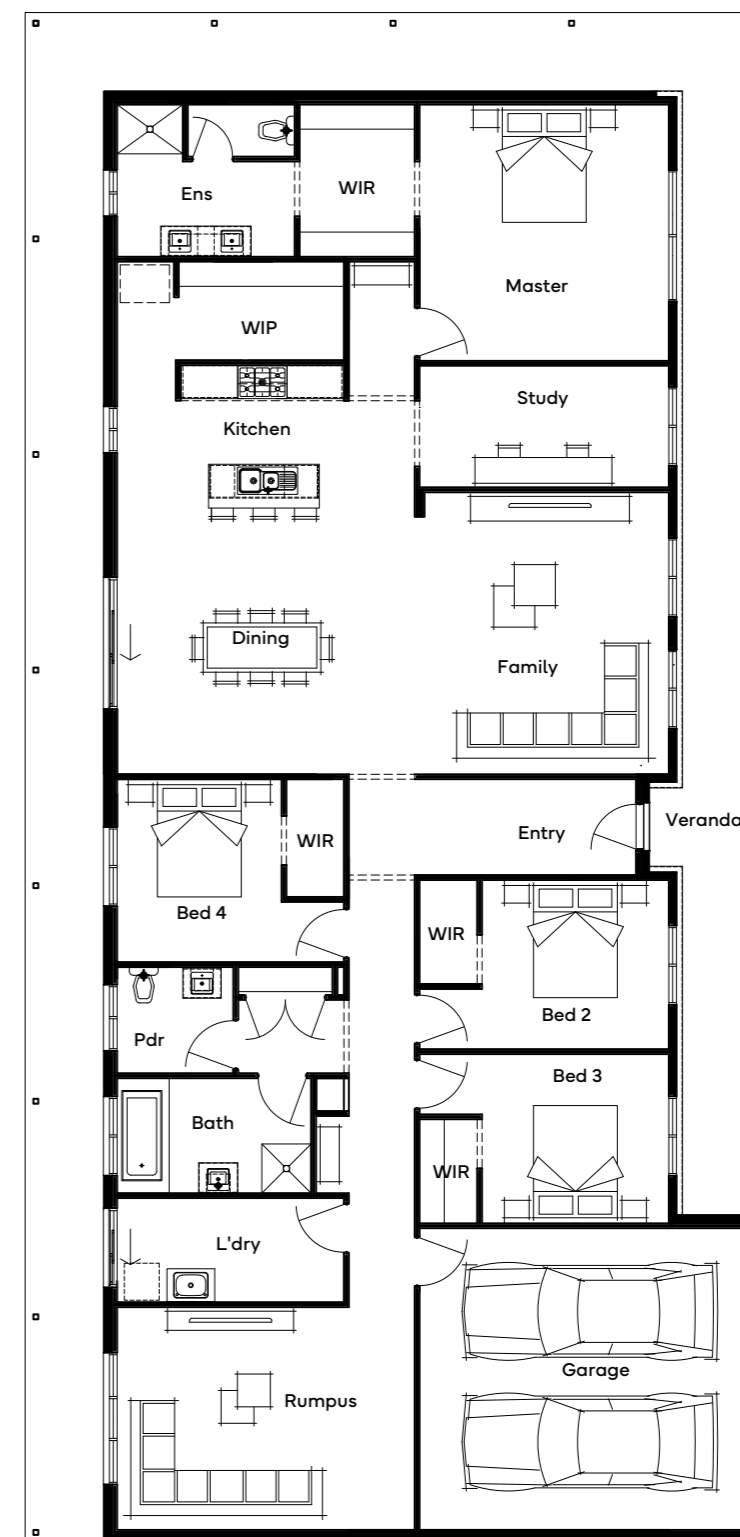
Structural Options

- + Kitchen to Front, Family to Rear
- + Alt Kitchen 1 & Master Suite
- + Alt Kitchen Kitchen 2 & Master Suite
- + Grand Living & Alfresco, Kitchen to Front

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Scan for all design and facade options available with the Cawley 40; or visit simonds.com.au



Standard floorplan shown

All floorplans are for illustrative purposes only and may not represent the final product. Final design may differ to meet developer, NCC and other compliance requirements. Specifications and room sizes may differ based on selected facade.

Cawley 44

 5
  2
  2
  1
  1
  2

Plan Size (WxL) Minimum Lot Size (WxL)
30.96m x 13.43m **30m x 16m**

Room Sizes

Master Bedroom	4550 x 4680
Bedroom 2	3410 x 3050
Bedroom 3	3410 x 3050
Bedroom 4	3410 x 3040
Family	4640 x 5160
Dining	5430 x 4700
Kitchen	5430 x 2771
Rumpus	5430 x 4320
Study	4550 x 2210
Garage	6000 x 5510

Specifications

Ground Floor	282.86m ²	30.45sq
Garage	36.22m ²	3.90sq
Veranda	96.57m ²	10.40sq
Total	415.65m²	44.74sq

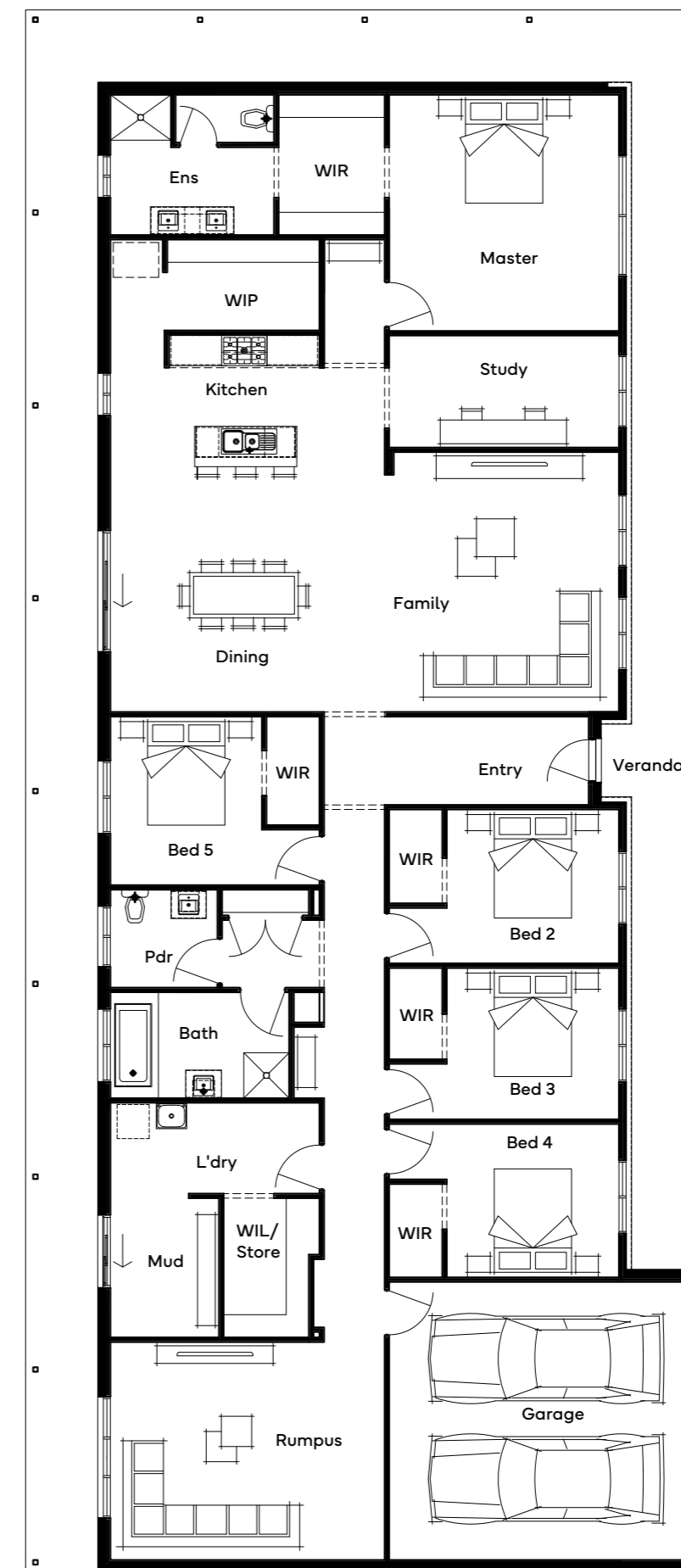
Structural Options

- + Kitchen to Front, Family to Rear
- + Alt Kitchen 1 & Master Suite
- + Alt Kitchen Kitchen 2 & Master Suite
- + Grand Living & Alfresco, Kitchen to Front
- + Study ILO Mud Room

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Standard floorplan shown

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Kuranda 45

Plan Size (WxL)
30.82m x 15.25m

Room Sizes

Master Bedroom	4640 x 4600
Guest Bed	3200 x 3300
Bedroom 3	3350 x 3200
Bedroom 4	3350 x 3200
Family	4000 x 4000
Dining	4130 x 3150
Kitchen	4780 x 4670
Entertaining	3200 x 4320
Lounge	4000 x 4320
Garage	6000 x 5510
Alfresco	5530 x 3000

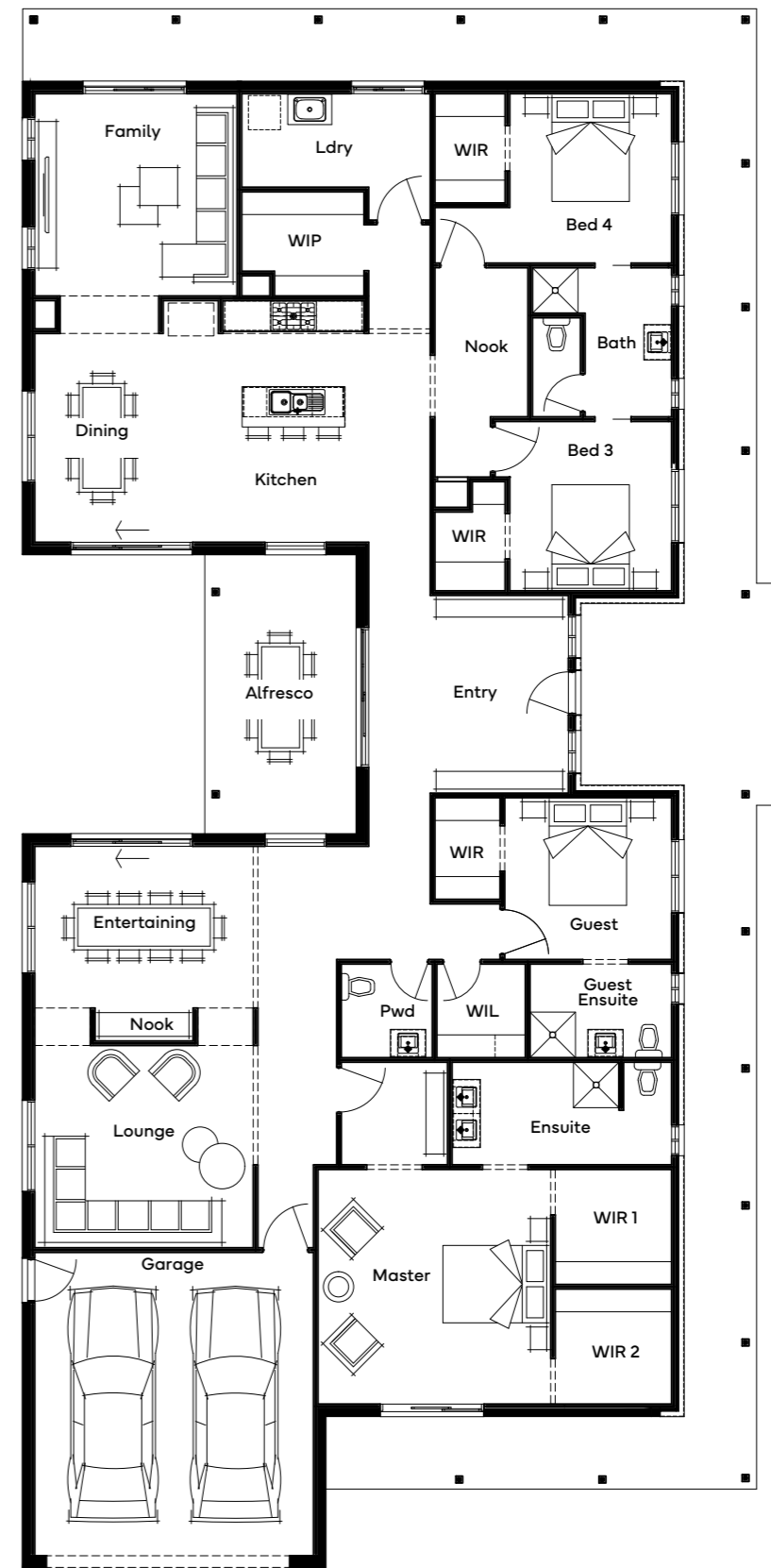
Specifications

Ground Floor	282.42m ²	30.40sq
Garage	36.54m ²	3.93sq
Alfresco	16.59m ²	1.79sq
Veranda	81.80m ²	8.81sq
Total	417.35m ²	44.92sq

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Standard floorplan shown

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