

# Elite







# 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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## Double Storey Designs

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# 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 personalise 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 who will be your point of contact 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 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 watch 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 your build, your Site Supervisor will be able to answer any questions you may have. You will also have the opportunity to meet with them during 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 installed.

### 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 start to see the new home you envisioned come to life, with the installation of your Gallery selections across interiors, flooring, cabinetry and fixtures.

### 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.



# Elite Range

Artfully designed and meticulously crafted homes with a one-of-a-kind feel. Our Elite range of homes heighten grand family living with customisable, commanding homes that will be by your side for the years – and decades – to come. Completely personalised exactly how you always envisioned, discover impressive facades, stunning spaces and Elite inclusions to match. Contemporary minded with accessible luxury at its forefront, feel empowered to craft your ideal home where personalised living is just the beginning.

### Standard Inclusions List

Scan the QR code to see the full listing of the Elite Range inclusions or visit [simonds.com.au](https://simonds.com.au)







ELITE RANGE

# Double Storey

DESIGNS



# Double Storey Facades

Facade images are for illustrative purposes only and may not represent the final product as shown. Features such as fencing, landscaping, letterbox, decking, driveway and decorative features may not be offered or included as standard by Simonds Homes. Additional cost floor plan options, fixtures and fittings may also be shown. Please speak with a New Home Specialist for further details.



Dawes ✓ INCLUDED



Imperial ✓ INCLUDED



Innes ✓ INCLUDED



Springbrook ✓ INCLUDED



Corella (Jindalee Only) ✓ INCLUDED



Gilberton + UPGRADE



Oberon (Hinterland Only) ✓ INCLUDED



Stradbroke + UPGRADE



Thornton + UPGRADE

For facade pricing or material and colour options, please speak to your New Home Specialist, or visit [simonds.com.au](https://simonds.com.au).



The  
Jindalee

32 34

Welcome to the Jindalee Family; a collection of double-storey home designs suitable for 10m+ blocks that celebrate indoor-outdoor living at its finest. The naturally lit, open air breezeway takes you through to the beautiful communal hub of the kitchen, living and dining. While upstairs, you'll find the 4 spacious master and secondary bedrooms. Designed to welcome the outside in, the Jindalee Family is the pinnacle of modern Australian living on a compact block.





# Jindalee 32

4 2 2 1 2 2

Plan Size (WxL) 8.72m x 23.49m  
Minimum Lot Size (WxL) 10m x 32m

Room Sizes

Master Bedroom	3800 x 3800
Bedroom 2	3200 x 3200
Bedroom 3	3200 x 3200
Bedroom 4	3250 x 3200
Living	3250 x 4830
Dining	3000 x 4630
Kitchen	4200 x 3000
Rumpus	3310 x 4760
Alfresco	3100 x 6950
Breezeway	3310 x 5180
Garage	6000 x 5750

Facade Options

+ Corella

Specifications

Ground Floor	80.75m <sup>2</sup>	8.69sq
First Floor	125.13m <sup>2</sup>	13.47sq
Garage	40.31m <sup>2</sup>	4.34sq
Alfresco	21.54m <sup>2</sup>	2.32sq
Breezeway	17.07m <sup>2</sup>	1.84sq
Porch	4.12m <sup>2</sup>	0.44sq
Entry	9.58m <sup>2</sup>	1.03sq
Balcony	5.48m <sup>2</sup>	0.59sq
Total	303.98m <sup>2</sup>	32.72sq

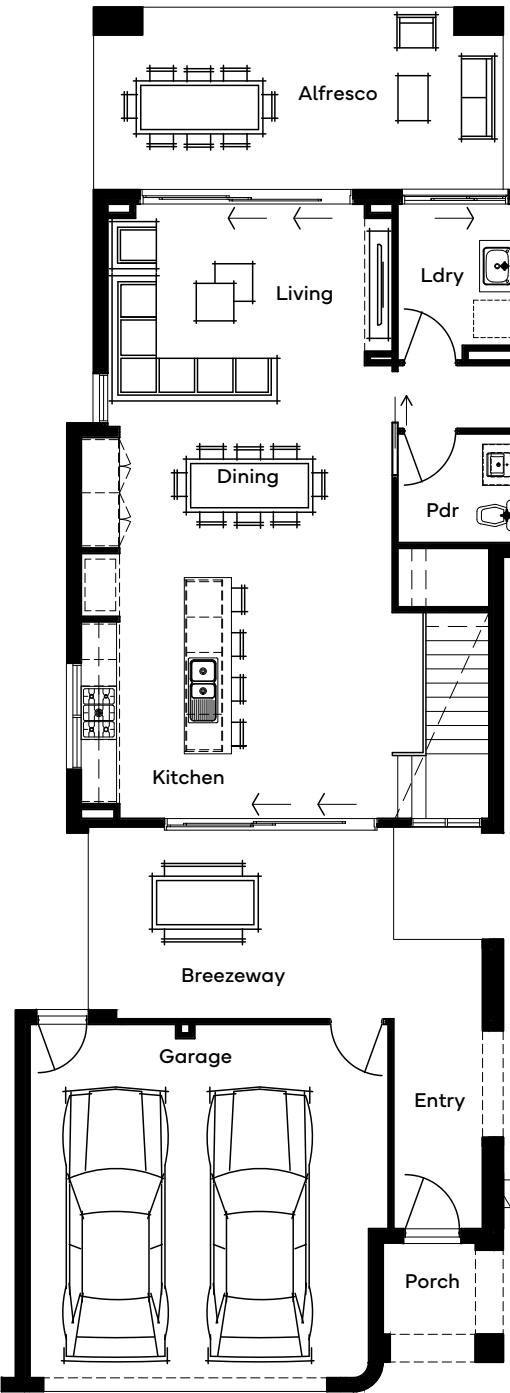
Structural Options

+ Bath to GF

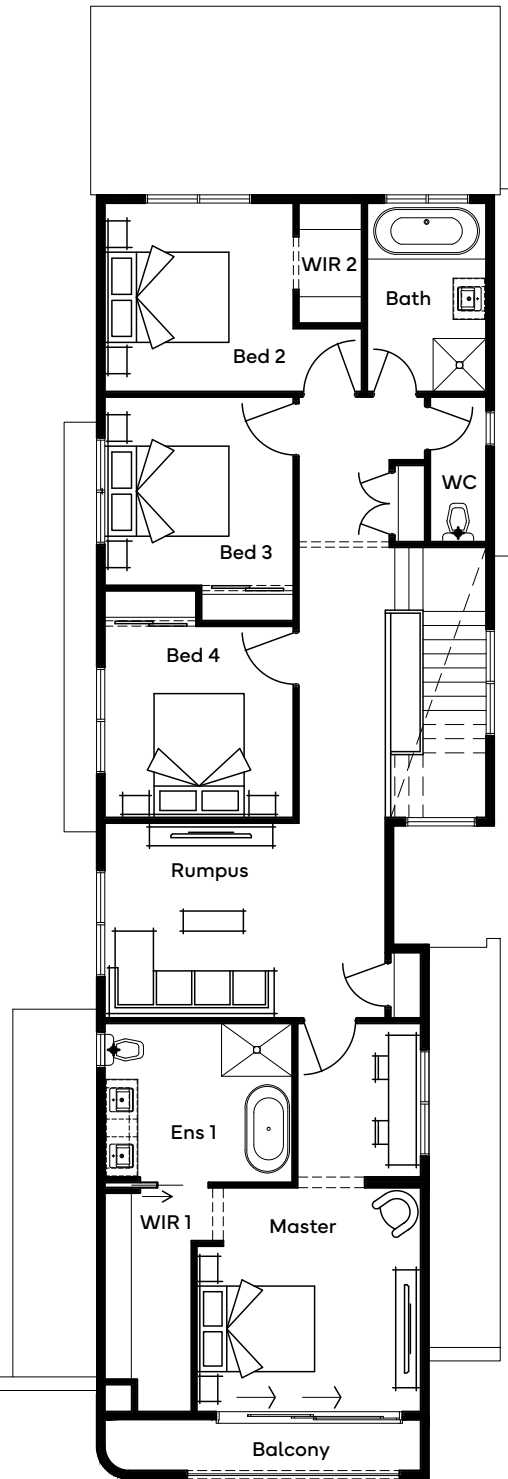


Scan for all design and facade options available with the Jindalee 32; or visit [simonds.com.au](https://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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# Jindalee 34

4 2 4 1 2 2

Plan Size (WxL) 8.72m x 23.49m  
Minimum Lot Size (WxL) 10m x 32m

Room Sizes

Master Bedroom	3800 x 3800
Bedroom 2	3200 x 3200
Bedroom 3	3200 x 3180
Bedroom 4	3300 x 3180
Living	3250 x 4830
Dining	3000 x 4630
Kitchen	4200 x 3000
Rumpus	3310 x 4830
Alfresco	3100 x 6950
Breezeway	3310 x 5180
Garage	6000 x 5750

Facade Options

- + Corella

Specifications

Ground Floor	80.75m <sup>2</sup>	8.69sq
First Floor	145.75m <sup>2</sup>	15.69sq
Garage	40.31m <sup>2</sup>	4.34sq
Alfresco	21.54m <sup>2</sup>	2.32sq
Breezeway	17.07m <sup>2</sup>	1.84sq
Porch	4.12m <sup>2</sup>	0.44sq
Entry	9.58m <sup>2</sup>	1.03sq
Balcony	5.48m <sup>2</sup>	0.59sq
Total	324.60m <sup>2</sup>	34.94sq

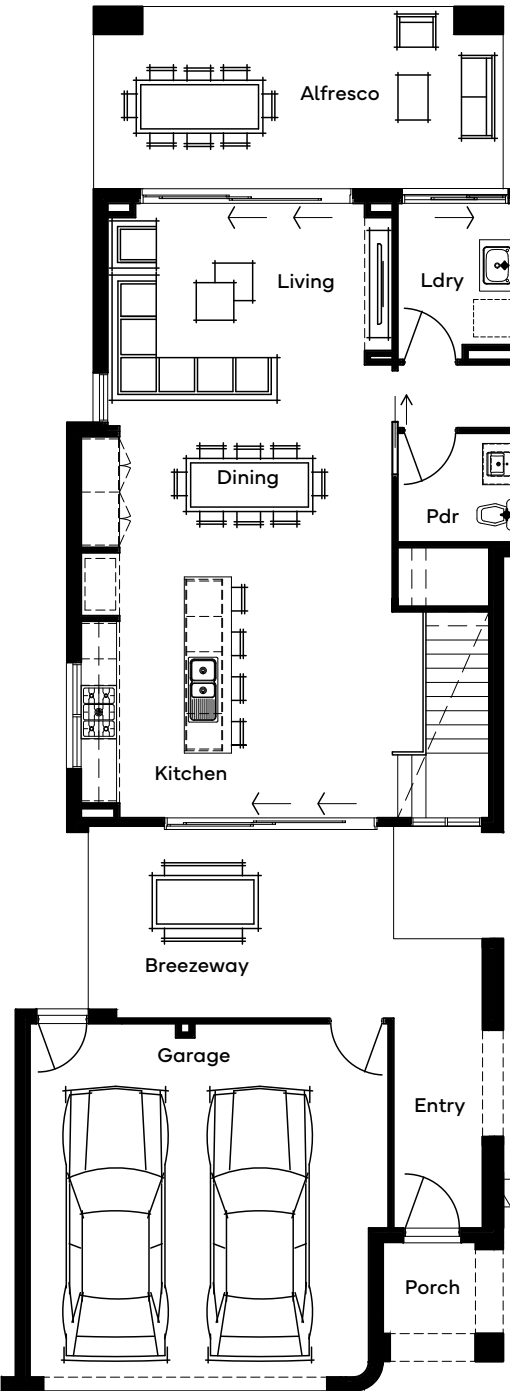
Structural Options

- + Master to Rear
- + Bath to GF

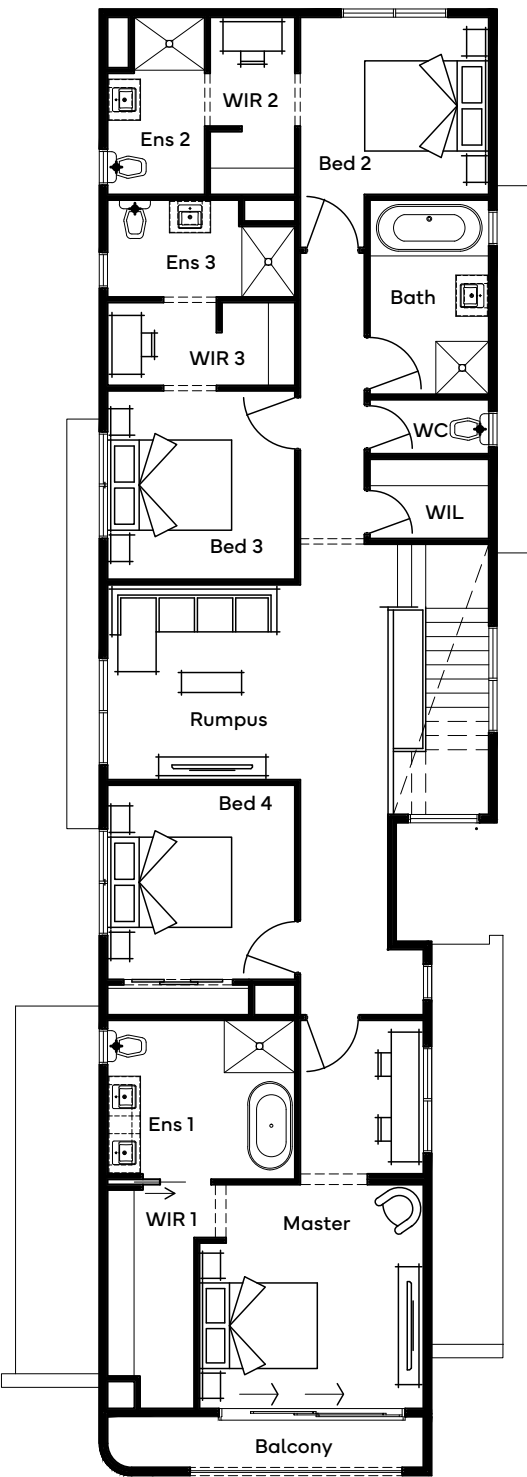


Scan for all design and facade options available with the Jindalee 34; or visit [simonds.com.au](https://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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The

# Headland


43


The Headland 43 house design, sprawling across a generous 14m+ block, introduces a sophisticated blend of contemporary style and practicality with 5 bedrooms, 4 bathrooms, and 3 living spaces. This home captivates with its open-plan heart, complementing an active family lifestyle, while a private office and a downstairs guest suite cater to every practical need. Upstairs, a secluded wing for secondary bedrooms contrasts with a vast master suite boasting double walk-in robes and an ensuite, epitomising the pinnacle of private luxury living.







# Headland 43


 5


 4

 3

 1

 1

 2

 1

Plan Size (WxL)	Minimum Lot Size (WxL)
11.75m x 23.87m	14m x 30m

Room Sizes

Master Bedroom	3850 x 3560
Bedroom 3	3000 x 3290
Bedroom 4	3120 x 3160
Bedroom 5	3120 x 3100
Guest Bed	3600 x 3590
Family	4590 x 3810
Dining	3470 x 5030
Kitchen	3380 x 2620
Media	3860 x 3590
Home Office	2180 x 3720
Rumpus	3720 x 5610
Garage	6000 x 5510
Alfresco	4200 x 3960

Facade Options

- + Imperial

+ Springbrook

+ Innes
- + Dawes

+ Gilberton

+ Thornton
- + Stradbroke

Specifications

Ground Floor	173.46m <sup>2</sup>	18.67sq
First Floor	168.76m <sup>2</sup>	18.17sq
Garage	36.54m <sup>2</sup>	3.93sq
Alfresco	16.63m <sup>2</sup>	1.79sq
Porch	3.91m <sup>2</sup>	0.42sq
Total	399.30m <sup>2</sup>	42.98sq

Structural Options

- + Butler's & Laundry

+ Butler's & Laundry 2

+ Rear Flip

+ Bathroom

+ Guest Bed to Front

+ Laundry Chute

+ Rear Flip with Butler's & Laundry

+ Rear Flip with Butler's & Laundry 2

+ WIR's & Powder ILO Bed 6

+ Master to Rear & 6th Bed

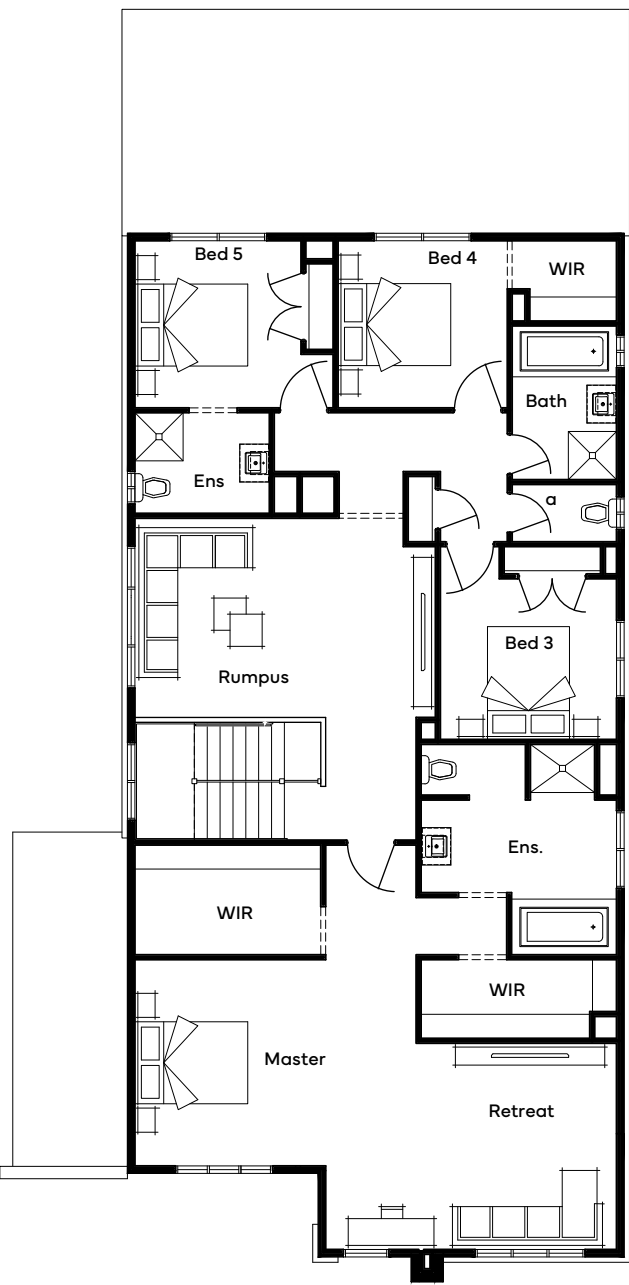


Scan for all design and facade options available with the Headland 43; or visit [simonds.com.au](https://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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The

# Hinterland

58

The Hinterland 58, an exceptionally crafted 5-bedroom, 4-bathroom double-storey home design takes luxury living to new heights. Designed for a 16m+ block, the expansive floor plan begins with a spacious 2-car garage and welcoming entry before flowing into the sophisticated heart of the home; the kitchen and dining. Adults will have the option of choosing between the downstairs or upstairs master suite; both as luxurious as each other with direct access to the alfresco or balcony. While those in the secondary bedrooms will enjoy their own separate wing with a balcony and connecting bathrooms. Across the 3 living areas, you'll have the option of relaxing and entertaining in the connected front lounge and home office, an upstairs sitting room or the centrally located family room. As a sprawling house plan, the Hinterland 58 is calling those in search of more space and grandeur to escape to a sanctuary crafted for refined yet relaxed living.





# Hinterland 58

5 3 4 2 1 2 2

Plan Size (WxL) Minimum Lot Size (WxL)  
13.95m x 24.76m 16m x 32m

Room Sizes

Master Bedroom 1	4190 x 4810
Master Bedroom 2	4190 x 4060
Bedroom 3	3960 x 3960
Bedroom 4	3460 x 3410
Bedroom 5	3300 x 3160
Family	4090 x 6710
Dining	5550 x 4500
Kitchen	5550 x 3530
Lounge	6480 x 3760
Sitting	6630 x 4610
Office	3410 x 3470
Alfresco	4000 x 4320
Garage	6000 x 5580
Balcony 2	4240 x 4560

Facade Options

+ Oberon

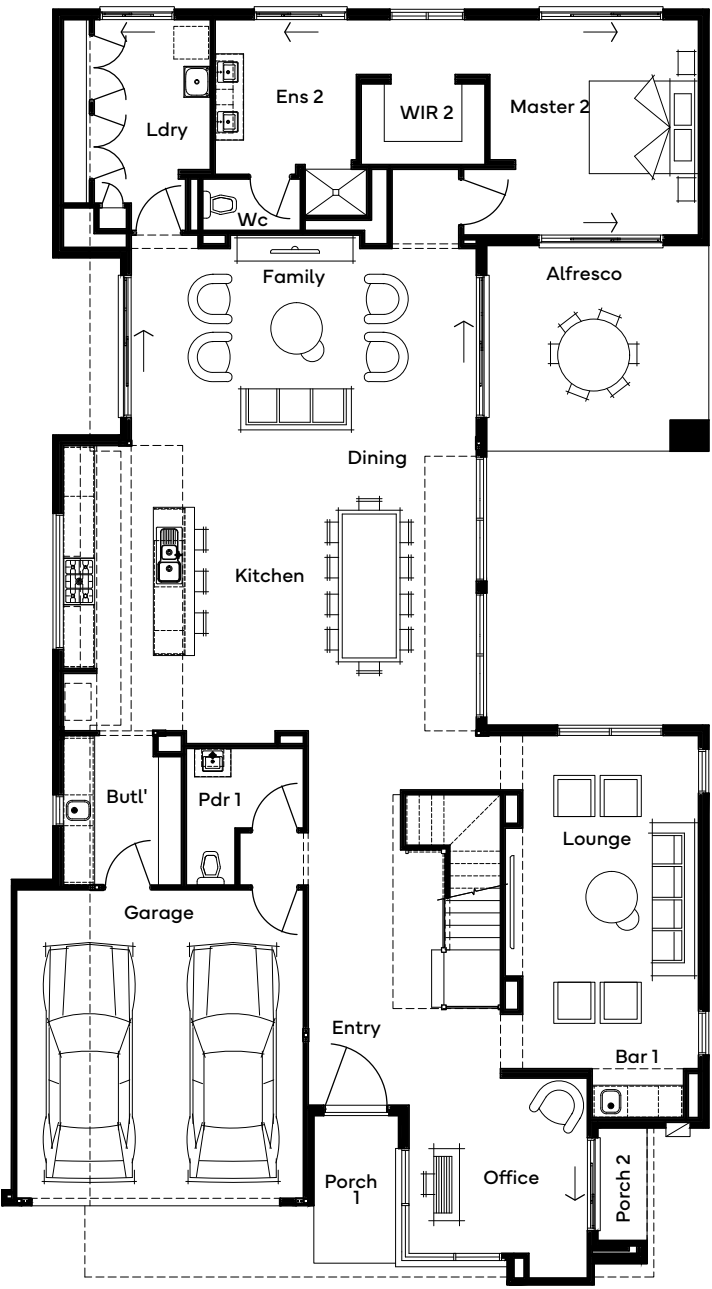


Scan for all design and facade options available with the Hinterland 58; or visit [simonds.com.au](https://simonds.com.au)

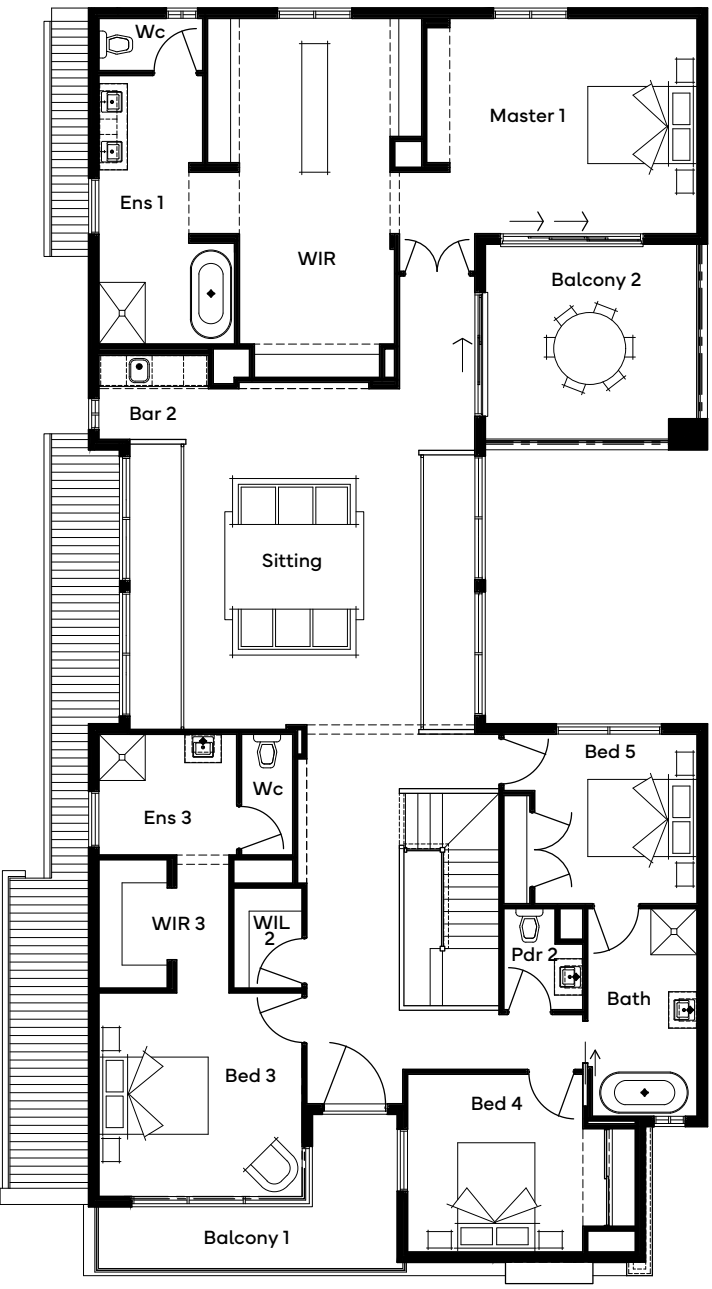
Specifications

Ground Floor	220.70m <sup>2</sup>	23.76sq
First Floor	237.29m <sup>2</sup>	25.54sq
Garage	35.08m <sup>2</sup>	3.78sq
Alfresco	17.28m <sup>2</sup>	1.86sq
Porch 1	4.73m <sup>2</sup>	0.51sq
Porch 2	2.10m <sup>2</sup>	0.51sq
Balcony 1	11.21m <sup>2</sup>	1.21sq
Balcony 2	17.28m <sup>2</sup>	1.86sq
Total	545.67m <sup>2</sup>	58.74sq

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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