



EMERGE



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





All floorplans, facade images and photographs have been used for illustrative purposes only and may not represent the final product as shown. Final design may differ to meet developer, NCC and other compliance requirements. 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.

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Double Storey Designs

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Emerge Range

A range of homes that have the fundamentals, plus more, covered. Form, smart design and contemporary style take centre stage, all while bringing homeownership within reach with a place to call your own. Picture a clear path towards your first home with a fast-tracked journey to creating a sanctuary that gives you room to breathe, bountiful natural light and modern features at every turn. We've also taken all the hard work out of your colour selections process, saving you time and money with a collection of contemporary colour palettes hand-picked by our interior design team. Emerge takes you on a smooth-sailing journey, where we will listen to your needs and then take it from there.

Standard Inclusions List

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





Your fast-tracked Emerge journey.

Use our simple online tool from the comfort of your couch or with a New Home Specialist in one of our beautiful displays to instantly choose and customise your dream home with pre-designed structural options and our professionally curated colour palettes.

- ✓ Instant fixed pricing
- ✓ Fast contracts
- ✓ Speed to site
- ✓ Online homebuilder tool

1 Choose the perfect plan
Pick your preferred layout from a variety of thoughtfully designed single and double storey floor plans.

2 Make it yours
Personalise your floor plan with a range of popular pre-designed structural options and get instant pricing using our convenient online homebuilder tool.

3 Select your facade
From coastal, contemporary to classic, explore our range of eye-catching designs.

4 Set the tone
Choose from our range of stylish colour palettes that have been curated by our team of expert interior designers using our 3D visualiser.

5 Take it to the next level
From kitchen and butler's pantry upgrades to flooring, electrical, and heating and cooling, we've bundled together the popular extras that families love.

6 Lock in your price
Lock in your build price with certainty and peace of mind with a \$500* initial fee.

7 Finalise your new home
Receive your build contract fast!

8 Start building
Finalise your land information and start building.



EMERGE RANGE

Single Storey

DESIGNS

Single Storey Facades

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



Palm

✓ INCLUDED



Venman

✓ INCLUDED



Cania

+ UPGRADE



Etna

+ UPGRADE



Kurandra

✓ INCLUDED



Albert

✓ INCLUDED



Millin

+ UPGRADE



Newstead

+ UPGRADE

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.

Single Storey

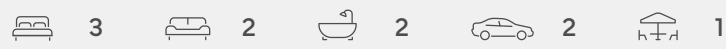
10m+ Lot Width

Home Designs

Min Lot Depth	Design							
28	Bremer 18	3	2	2	-	-	2	1
30	Bremer 19	4	2	2	-	-	2	1



Bremer 18



Plan Size (WxL)
9.05m x 21.90m

Minimum Lot Size (WxL)
10m x 28m

Room Sizes

Master Bedroom	3140 x 3460
Bedroom 2	2700 x 3000
Bedroom 3	2700 x 3000
Family/ Dining	5370 x 3260
Kitchen	3600 x 2640
Lounge	3120 x 3080
Garage	6000 x 5550
Alfresco	3210 x 3800

Facade Options

- + Venman
- + Kurandra
- + Albert
- + Etna

Specifications

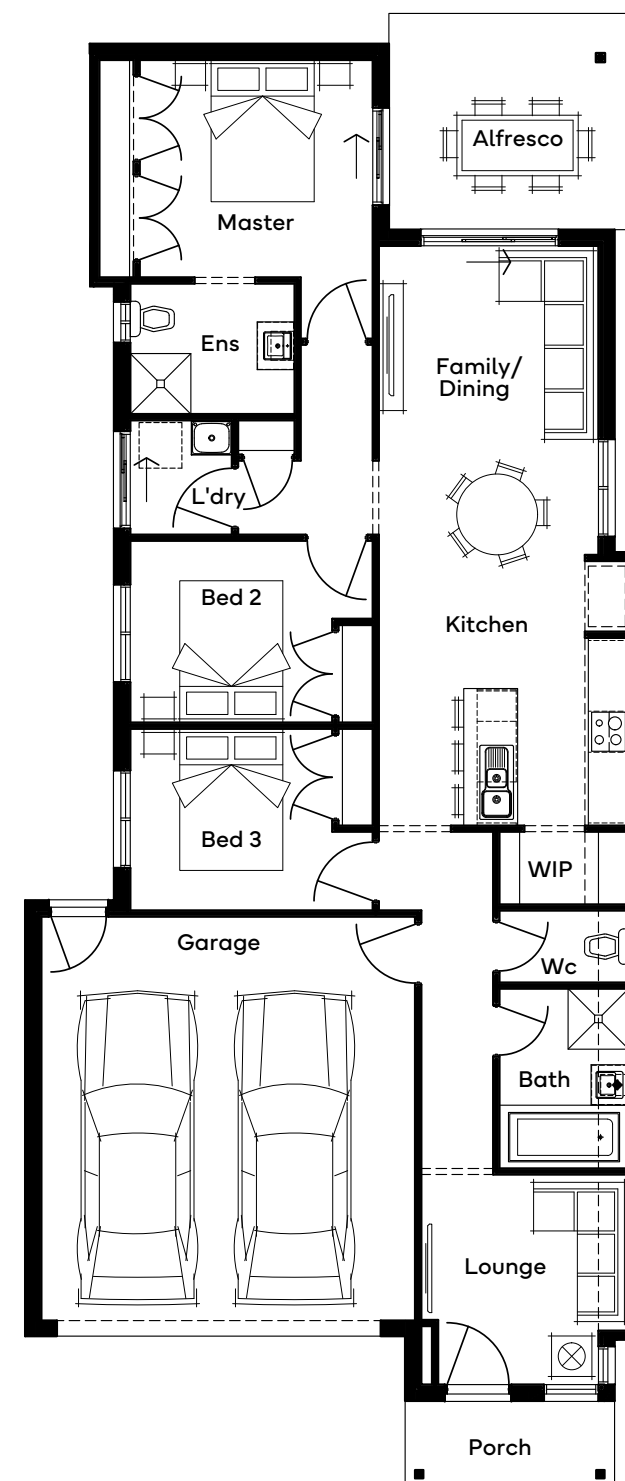
Ground Floor	113.07m ²	12.17sq
Garage	36.39m ²	3.92sq
Alfresco	12.20m ²	1.31sq
Porch	4.04m ²	0.44sq
Total	165.70m²	17.84sq

Structural Options

- + Kitchen Option



Scan for all design and facade options available with the Bremer 18; or visit simonds.com.au



Standard floorplan shown

Bremer 19



Plan Size (WxL) **9.05m x 23.94m**
 Minimum Lot Size (WxL) **10m x 30m**

Room Sizes

Master Bedroom	3710 x 3460
Bedroom 2	2850 x 3000
Bedroom 3	2850 x 3000
Bedroom 4	2850 x 3000
Lounge	3000 x 3080
Family/Dining	5370 x 3260
Kitchen	3600 x 2610
Garage	6000 x 5550

Facade Options

- + Venman
- + Kurandra
- + Albert
- + Etna

Specifications

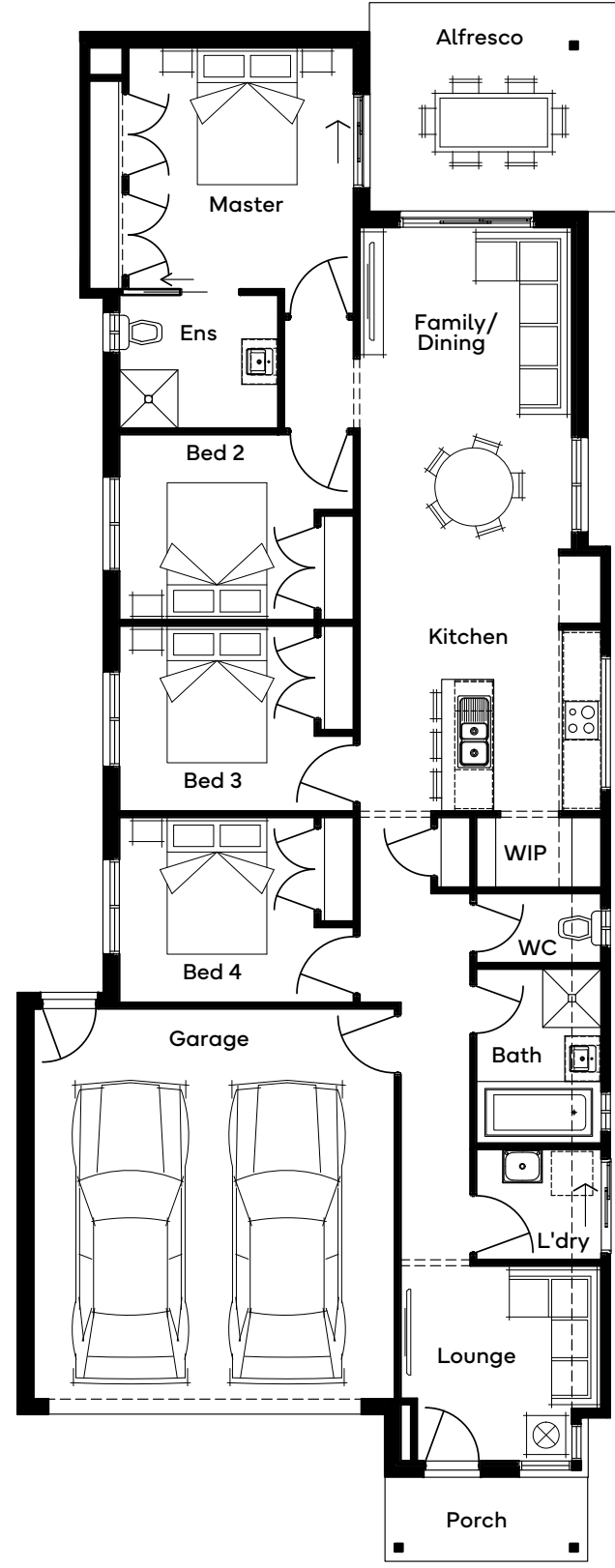
Ground Floor	128.88m ²	13.87sq
Garage	36.39m ²	3.92sq
Alfresco	12.20m ²	1.31sq
Porch	4.04m ²	0.44sq
Total	181.51m²	19.54sq

Structural Options

- + Butler's



Scan for all design and facade options available with the Bremer 19; or visit simonds.com.au










Standard floorplan shown

Single Storey

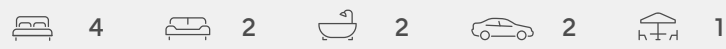
12.5m+ Lot Width

Home Designs

Min Lot Depth	Design							
28	Lark 22	4	2	2	-	-	2	1
30	Lark 24	4	3	2	-	-	2	1
28	Olivine 21	4	2	2	-	0	2	1
30	Olivine 23	4	2	2	-	1	2	1
28	Shaw 22	4	2	2	-	-	2	1
30	Shaw 24	4	2	2	-	1	2	1
25	Wattleseed 19	4	1	2	-	-	2	1
28	Wattleseed 22	4	2	2	-	-	2	1
30	Wattleseed 24	4	2	2	-	1	2	1



Lark 22



Plan Size (WxL) **11.12m x 21.44m**
 Minimum Lot Size (WxL) **12.5m x 28m**

Room Sizes

Master Bedroom	3750 x 3510
Bedroom 2	2900 x 3310
Bedroom 3	2800 x 3310
Bedroom 4	3000 x 3310
Family/Dining	6420 x 4000
Kitchen	2610 x 4150
Media	3100 x 3110
Garage	6000 x 5500
Alfresco	4290 x 3090

Facade Options

- + Palm
- + Venman
- + Kurandra
- + Albert
- + Newstead
- + Cania
- + Milin
- + Etna

Specifications

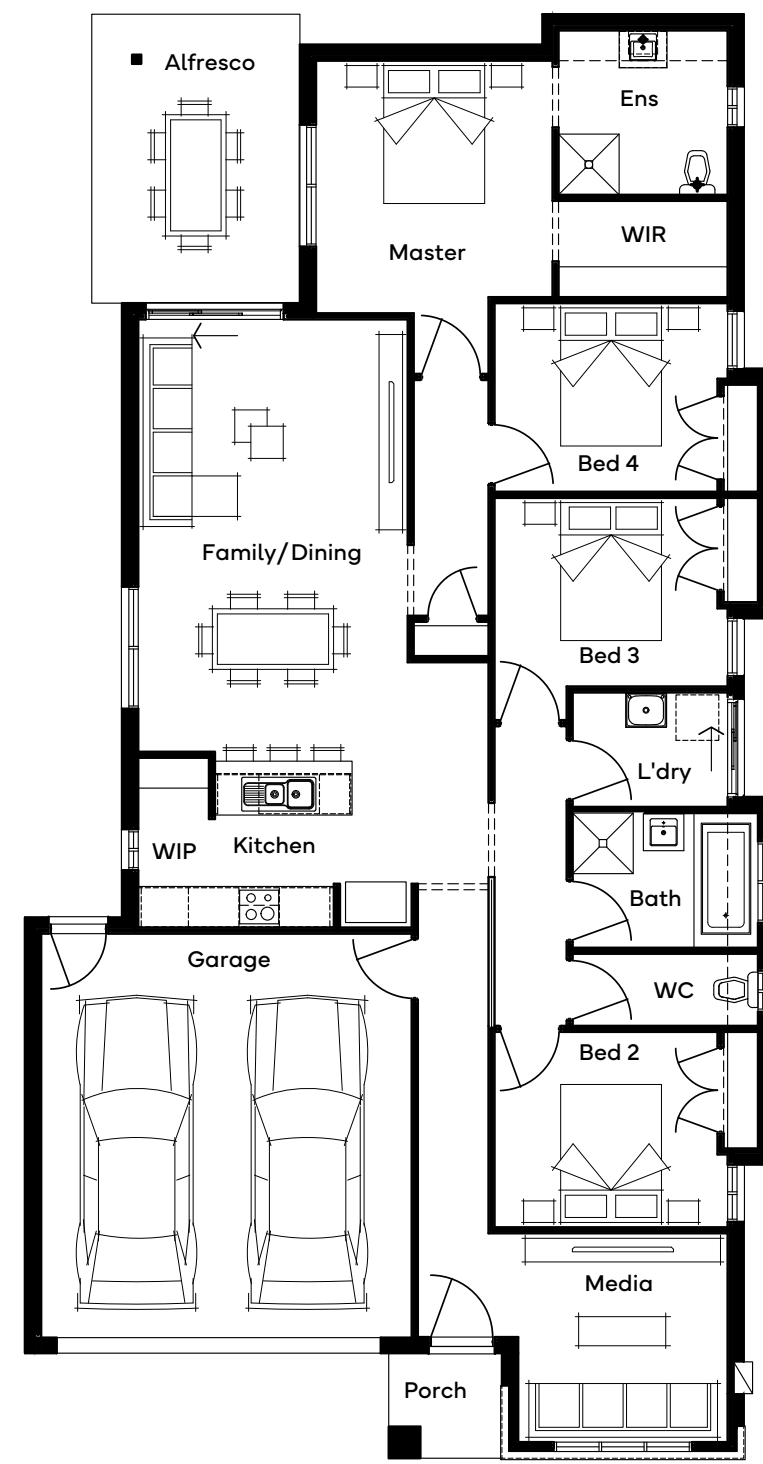
Ground Floor	153.48m ²	16.52sq
Garage	36.10m ²	3.89sq
Alfresco	13.26m ²	1.43sq
Porch	2.62m ²	0.28sq
Total	205.46m²	22.12sq

Structural Options

- + Rear Flip
- + Butler's Pantry
- + Rear Flip & Butler's Pantry
- + Ensuite & WIR
- + Living Extension



Scan for all design and facade options available with the Lark 22; or visit simonds.com.au



Standard floorplan shown

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Lark 24



Plan Size (WxL) **11.12m x 23.36m**
 Minimum Lot Size (WxL) **12.5m x 30m**

Room Sizes

Master Bedroom	3750 x 3510
Bedroom 2	2900 x 3290
Bedroom 3	3000 x 3290
Bedroom 4	3000 x 3290
Family	3510 x 4000
Dining	3000 x 4000
Kitchen	2600 x 4220
Kids Retreat	2730 x 3440
Media	3300 x 3110
Garage	6000 x 5500

Facade Options

- + Palm + Albert + Millin
- + Venman + Newstead + Etna
- + Kurandra + Cania

Specifications

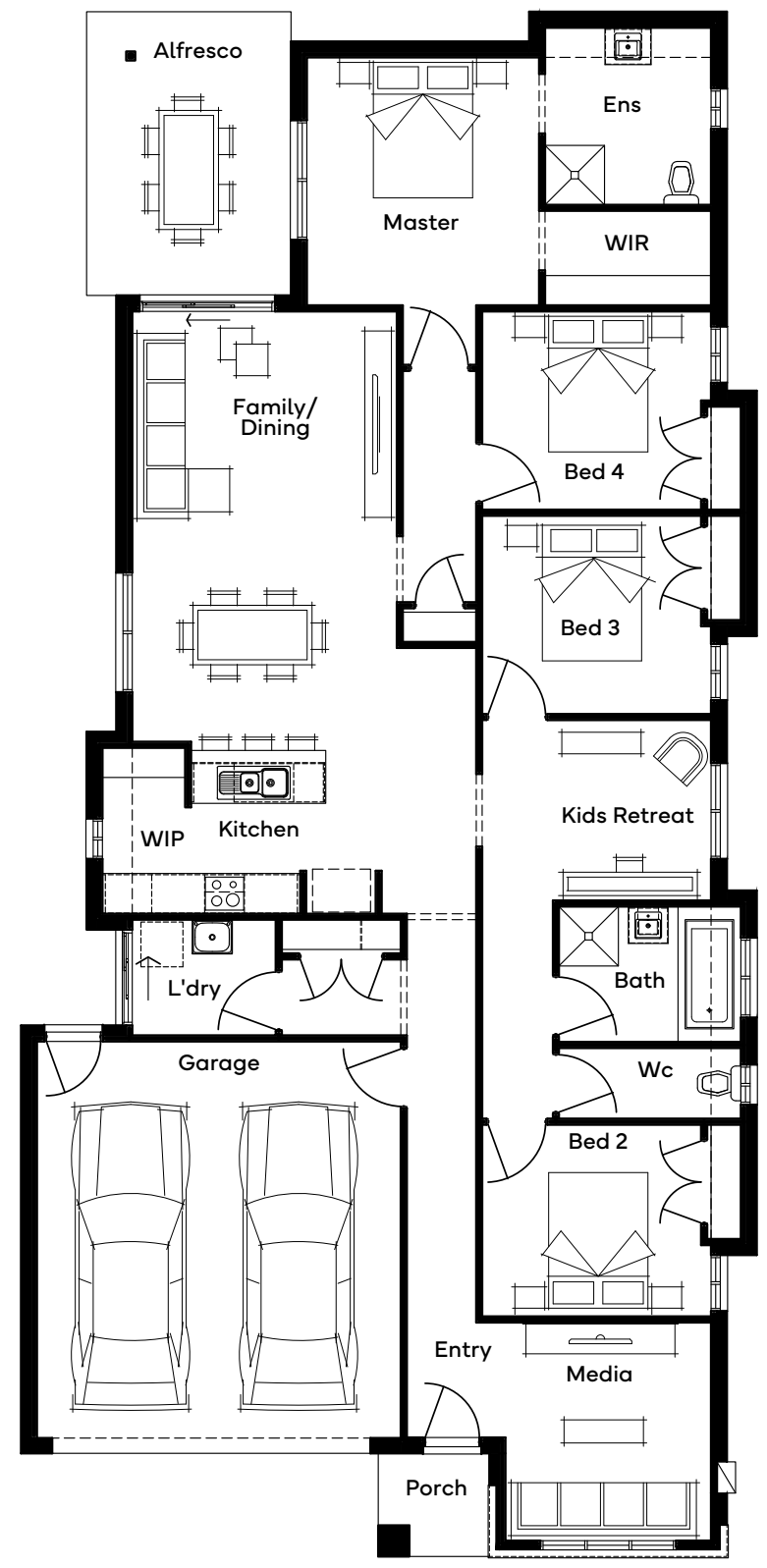
Ground Floor	172.57m ²	18.58sq
Garage	36.11m ²	3.89sq
Alfresco	13.26m ²	1.43sq
Porch	2.62m ²	0.28sq
Total	224.56m²	24.17sq

Structural Options

- + Kitchen 1 + Rear Flip & Kitchen 1
- + Kitchen 2 + Rear Flip & Kitchen 2
- + Ensuite & WIR + Rear Flip & WIR
- + Rear Flip



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



Standard floorplan shown

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Olivine 21



Plan Size (WxL) **11.12m x 21.44m**
 Minimum Lot Size (WxL) **12.5m x 28m**

Room Sizes

Master Bedroom	3300 x 3110
Bedroom 2	3100 x 3140
Bedroom 3	3100 x 3140
Bedroom 4	2770 x 3140
Dining	4600 x 2920
Kitchen	3660 x 2470
Family	3300 x 3830
Media	3290 x 3490
Garage	6000 x 5500

Facade Options

- + Palm + Albert + Millin
- + Venman + Newstead + Etna
- + Kurandra + Cania

Specifications

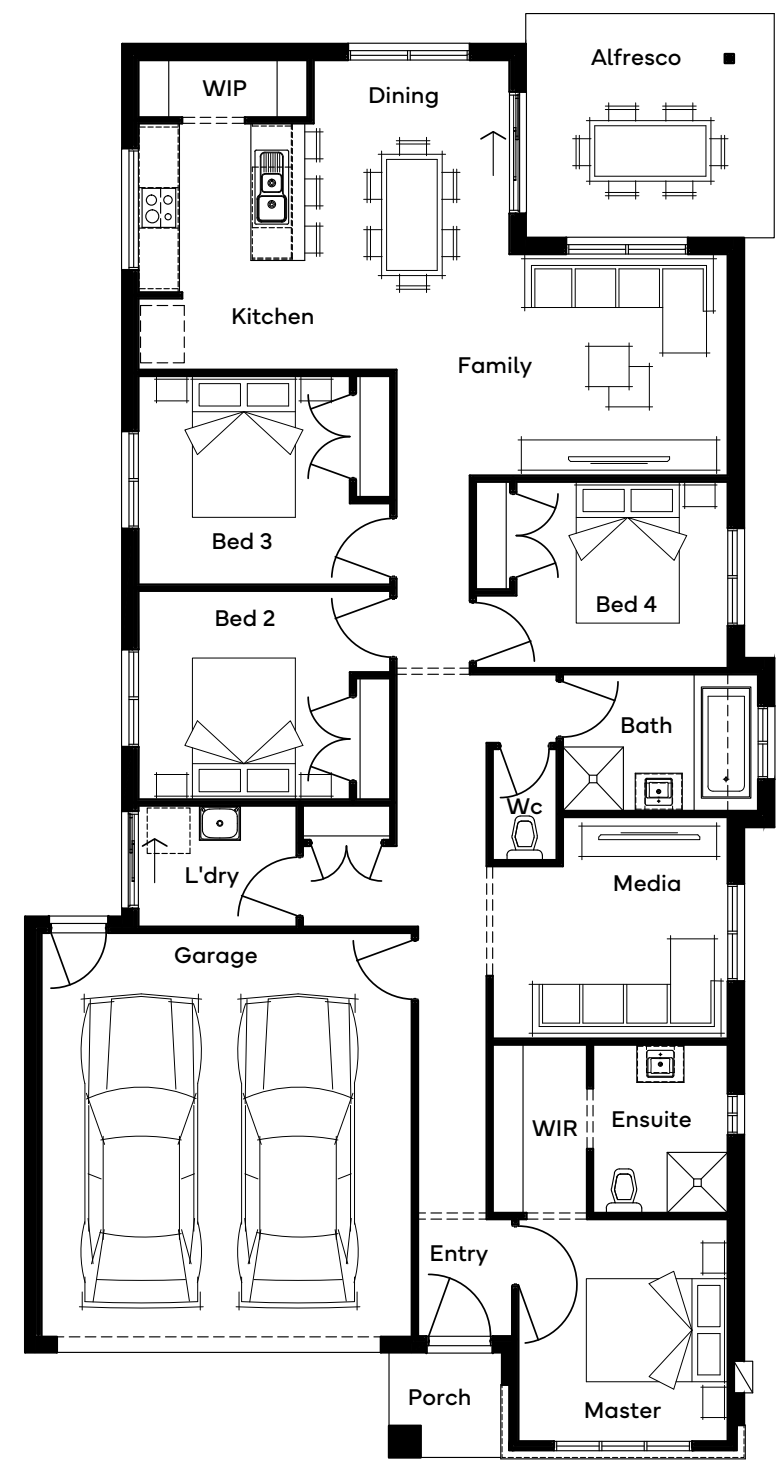
Ground Floor	149.95m ²	16.14sq
Garage	36.11m ²	3.89sq
Alfresco	12.29m ²	1.32sq
Porch	2.62m ²	0.28sq
Total	200.97m²	21.63sq

Structural Options

- + Butler's Pantry
- + Media to Front
- + Rear Flip



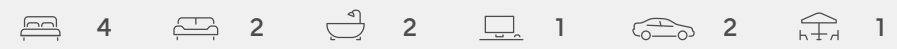
Scan for all design and facade options available with the Olivine 21; or visit simonds.com.au



Standard floorplan shown

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Olivine 23



Plan Size (WxL) **11.12m x 23.36m**
 Minimum Lot Size (WxL) **12.5m x 30m**

Room Sizes

Master Bedroom	3500 x 3110
Bedroom 2	3100 x 3140
Bedroom 3	3100 x 3140
Bedroom 4	3100 x 3140
Dining	4620 x 3040
Kitchen	3660 x 2470
Family	3640 x 3830
Home Office	3000 x 2700
Media	3250 x 3420
Garage	6000 x 5500

Facade Options

- + Palm + Albert + Millin
- + Venman + Newstead + Etna
- + Kurandra + Cania

Specifications

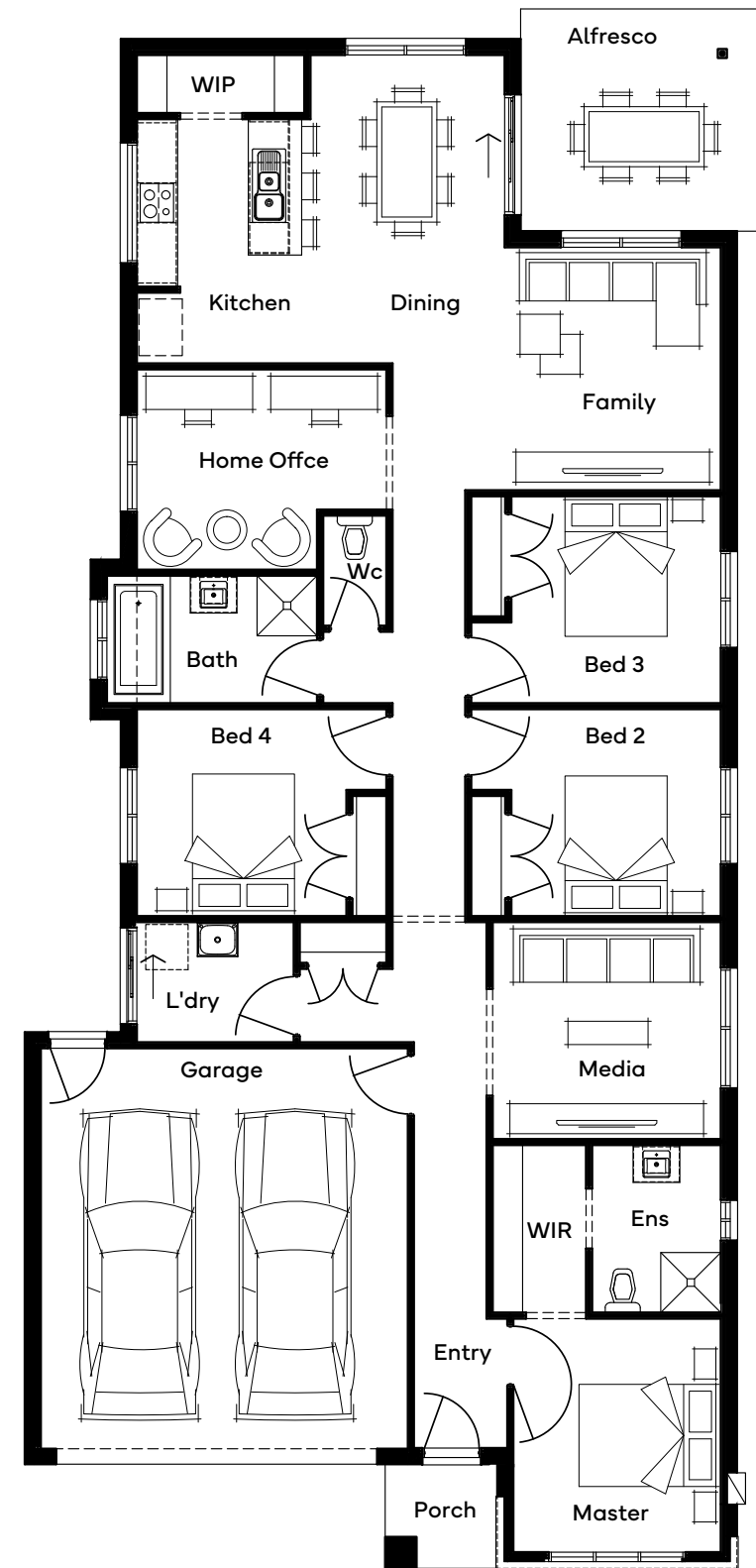
Ground Floor	167.62m ²	18.04sq
Garage	36.10m ²	3.89sq
Alfresco	12.29m ²	1.32sq
Porch	2.62m ²	0.28sq
Total	218.63m²	23.53sq

Structural Options

- + Butler's
- + NCC Compliance to WC & Bath
- + Media to Front
- + Rear Flip



Scan for all design and facade options available with the Olivine 23; or visit simonds.com.au



Standard floorplan shown

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Shaw 22



Plan Size (WxL) **11.20m x 21.44m**
 Minimum Lot Size (WxL) **12.5m x 28m**

Room Sizes

Master Bedroom	3440 x 3430
Bedroom 2	3000 x 3190
Bedroom 3	3000 x 3190
Bedroom 4	2950 x 3000
Dining	3440 x 3100
Family	3600 x 4380
Kitchen	3440 x 2580
Media	3600 x 2990
Garage	6000 x 5510

Facade Options

- + Palm
- + Venman
- + Kurandra
- + Albert
- + Newstead
- + Cania
- + Milin
- + Etna

Specifications

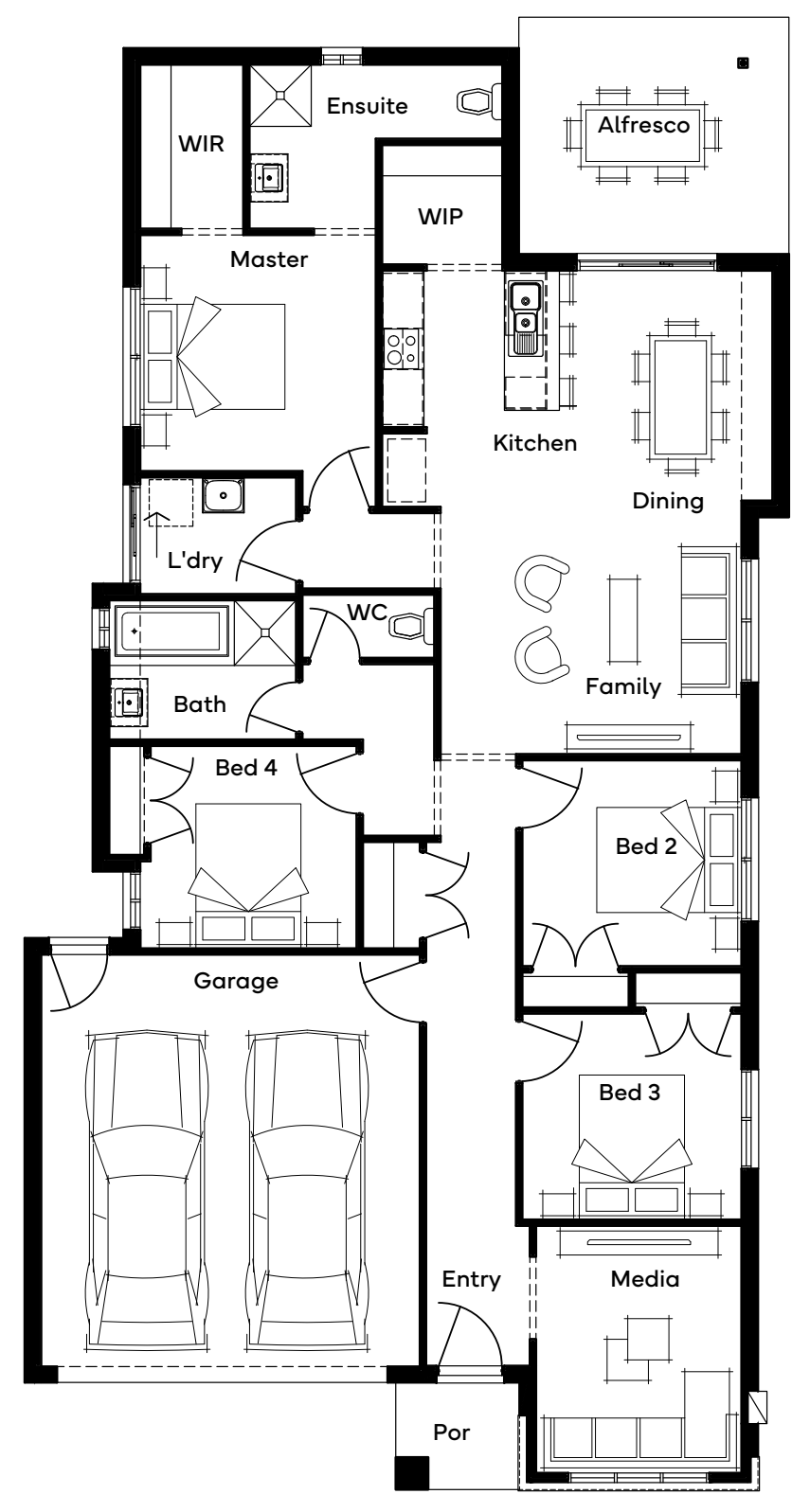
Ground Floor	151.07m ²	16.26sq
Garage	36.17m ²	3.89sq
Alfresco	13.55m ²	1.46sq
Porch	2.81m ²	0.30sq
Total	203.60m²	21.92sq

Structural Options

- + Rear Flip
- + Bed 2 & 3
- + Ensuite
- + Kitchen
- + Rear Flip & Ensuite
- + Rear Flip & Kitchen



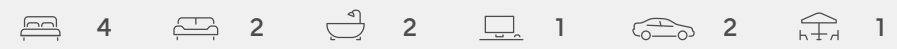
Scan for all design and facade options available with the Shaw 22; or visit simonds.com.au



Standard floorplan shown

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Shaw 24



Plan Size (WxL) **11.12m x 23.36m**
 Minimum Lot Size (WxL) **12.5m x 30m**

Room Sizes

Master Bedroom	3470 x 3430
Bedroom 2	3000 x 3190
Bedroom 3	3000 x 3190
Bedroom 4	2950 x 3000
Family	4530 x 4380
Dining	4190 x 3130
Kitchen	4190 x 2550
Media	3600 x 2990
Home Office	1800 x 3430
Garage	6000 x 5510

Facade Options

- + Palm + Albert + Millin
- + Venman + Newstead + Etna
- + Kurandra + Cania

Specifications

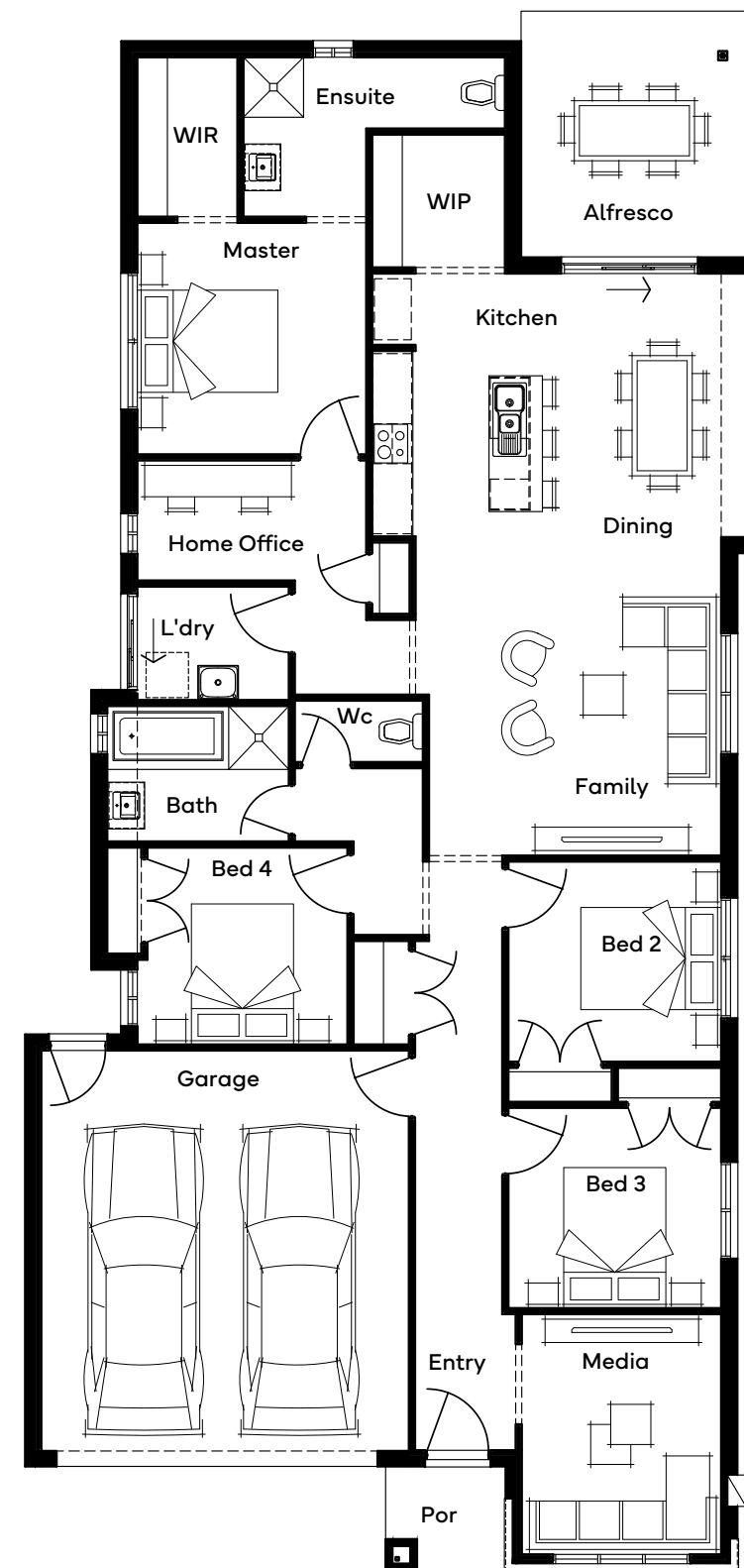
Ground Floor	169.00m ²	18.19sq
Garage	36.17m ²	3.89sq
Alfresco	13.61m ²	1.47sq
Porch	2.81m ²	0.30sq
Total	221.59m²	23.85sq

Structural Options

- + Rear Flip
- + Bed 2 & 3
- + Ensuite
- + Kitchen & Ensuite
- + Master with Retreat
- + Master with Retreat & Butler's
- + Rear Flip & Ensuite 1
- + Rear Flip & Ensuite 2
- + Rear Flip & Kitchen
- + Rear Flip & Master with Retreat
- + Rear Flip, Master with Retreat & Butler's



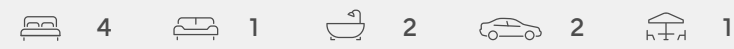
Scan for all design and facade options available with the Shaw 24; or visit simonds.com.au



Standard floorplan shown

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Wattleseed 19



Plan Size (WxL) **11.12m x 18.44m**
 Minimum Lot Size (WxL) **12.5m x 25m**

Room Sizes

Master Bedroom	3280 x 3110
Bedroom 2	3030 x 3110
Bedroom 3	3030 x 3000
Bedroom 4	2950 x 3460
Family/Dining	5910 x 3800
Kitchen	2600 x 3950
Garage	6000 x 5500

Facade Options

- + Palm + Albert + Millin
- + Venman + Newstead + Etna
- + Kurandra + Cania

Specifications

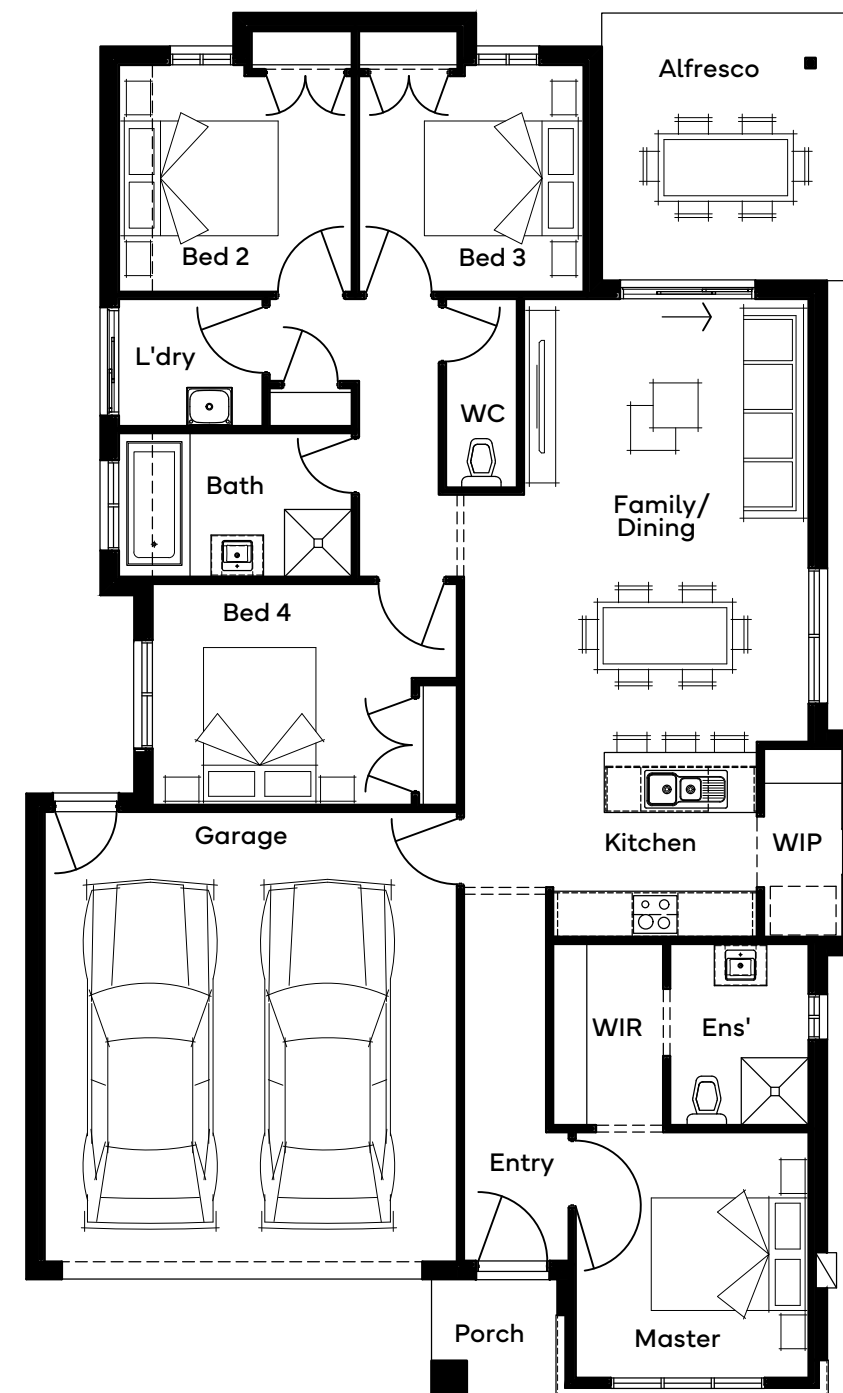
Ground Floor	127.19m ²	13.69sq
Garage	36.10m ²	3.89sq
Alfresco	12.31m ²	1.33sq
Porch	2.62m ²	0.28sq
Total	178.22m²	19.18sq

Structural Options

- + Ensuite & WIR 1 + Butler's Option 2
- + Butler's Option 1



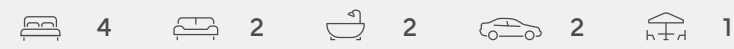
Scan for all design and facade options available with the Wattleseed 19; or visit simonds.com.au



Standard floorplan shown

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Wattleseed 22



Plan Size (WxL) **11.12m x 21.44m**
 Minimum Lot Size (WxL) **12.5m x 28m**

Room Sizes

Master Bedroom	3280 x 3110
Bedroom 2	3000 x 2940
Bedroom 3	3390 x 2930
Bedroom 4	2860 x 3460
Dining	2810 x 4000
Living	3000 x 4000
Kitchen	2600 x 3950
Kids Retreat	3000 x 4060
Garage	6000 x 5500

Facade Options

- + Palm
- + Venman
- + Kurandra
- + Albert
- + Newstead
- + Cania
- + Milin
- + Etna

Specifications

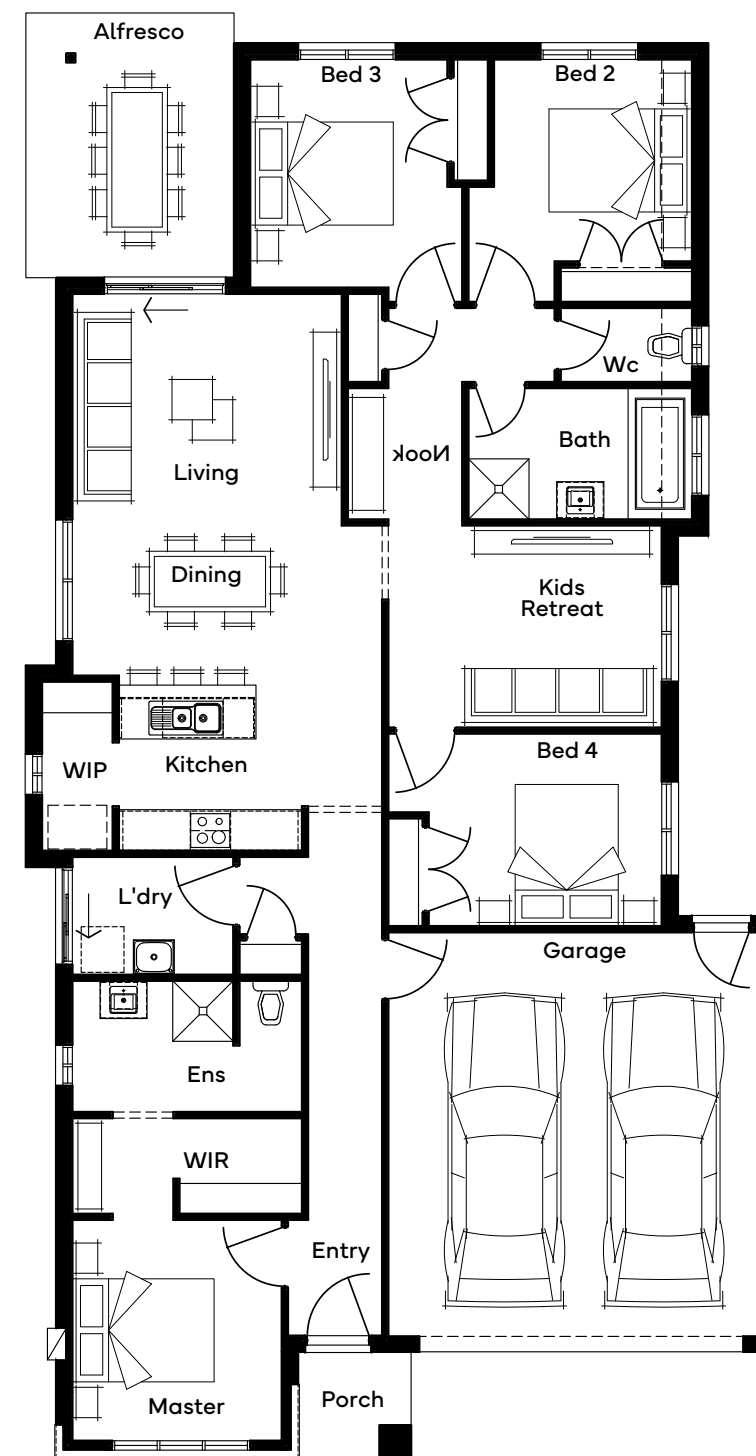
Ground Floor	153.98m ²	16.57sq
Garage	36.10m ²	3.89sq
Alfresco	12.14m ²	1.31sq
Porch	2.62m ²	0.28sq
Total	204.84m²	22.05sq

Structural Options

- + Rear Flip
- + Ensuite & WIR 1
- + Ensuite & WIR 2
- + Butler's
- + Rear & Butler's



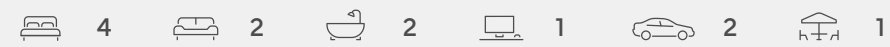
Scan for all design and facade options available with the Wattleseed 22; or visit simonds.com.au



Standard floorplan shown

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Wattleseed 24



Plan Size (WxL) **11.12m x 23.36m**
 Minimum Lot Size (WxL) **12.5m x 30m**

Room Sizes

Master Bedroom	4000 x 3110
Bedroom 2	3150 x 3000
Bedroom 3	3000 x 3110
Bedroom 4	2800 x 3460
Living	3510 x 4000
Dining	3000 x 4000
Kitchen	2600 x 3950
Media	3200 x 4060
Home Office	1690 x 3460
Garage	6000 x 5500

Facade Options

- + Palm
- + Venman
- + Kurandra
- + Albert
- + Newstead
- + Cania
- + Millin
- + Etna

Specifications

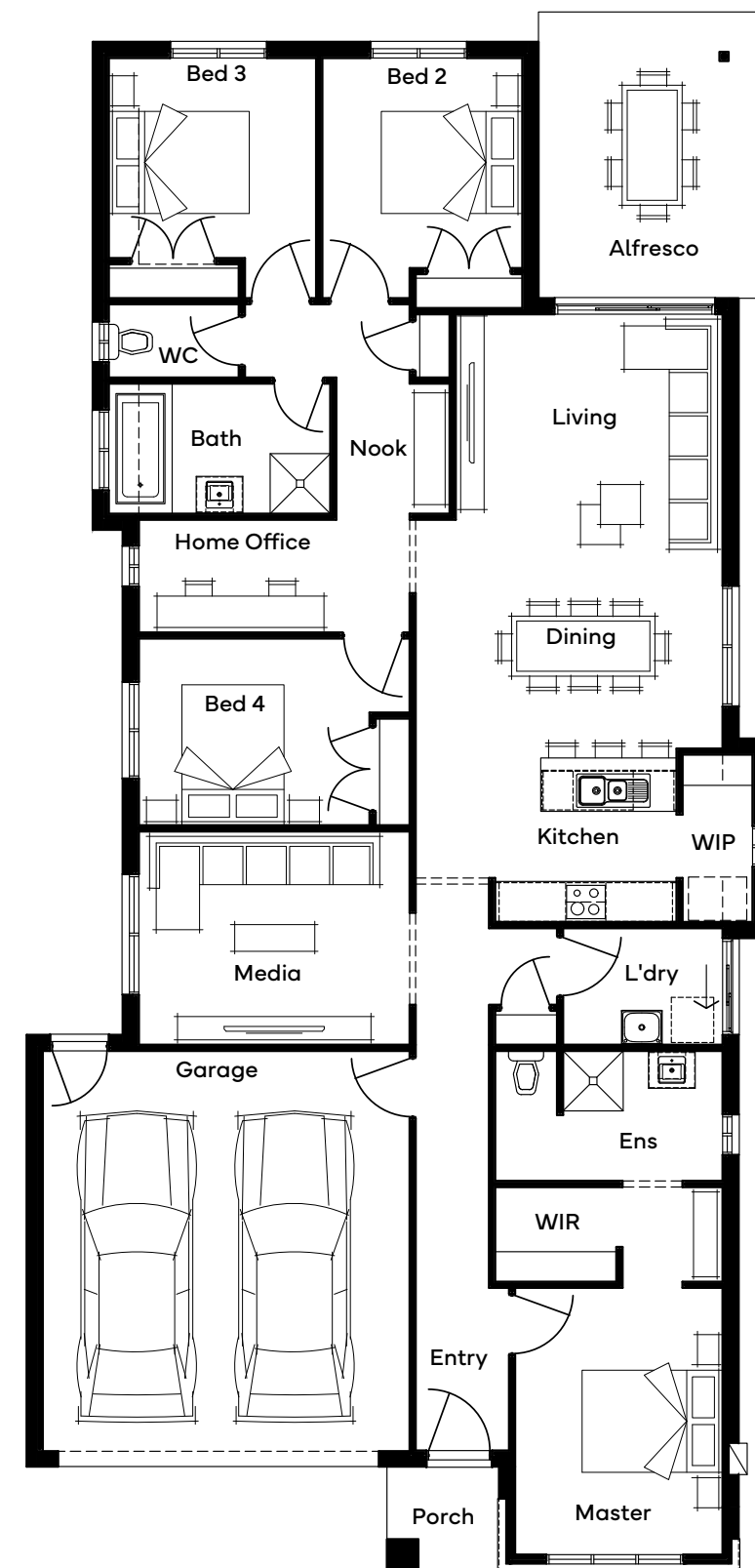
Ground Floor	168.99m ²	18.19sq
Garage	36.10m ²	3.89sq
Alfresco	14.80m ²	1.59sq
Porch	2.62m ²	0.28sq
Total	222.51m²	23.95sq

Structural Options

- + Butler's 1
- + Butler's 2
- + Butler's 3
- + Kids Retreat
- + Rear Flip
- + Rear Flip & Butler's 1
- + Rear Flip & Butler's 2
- + Rear Flip & Butler's 3
- + Ensuite & WIR 1
- + Ensuite & WIR 2



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



Standard floorplan shown

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EMERGE RANGE

Double Storey

DESIGNS

Double Storey Facades

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

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Kestrel

✓ INCLUDED



Paluma*

✓ INCLUDED



Ballandean

+ UPGRADE



Flagstaff

+ UPGRADE



Serrata*

✓ INCLUDED



Gladstone*

✓ INCLUDED



Kirwin

+ UPGRADE



Linville*

+ UPGRADE

*Available on select home designs

Double Storey

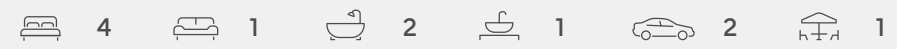
10m+ Lot Width

Home Designs

Min Lot Depth	Design							
25	Alberton 23	4	1	2	1	-	2	1
25	Colston 25	4	1	2	1	1	2	1
25	Colston 26	4	2	2	1	-	2	1
25	Westcourt 24	4	1	2	1	-	2	1



Alberton 23



Plan Size (WxL) **8.72m x 17.83m**
 Minimum Lot Size (WxL) **10m x 25m**

Room Sizes

Master Bedroom	3600 x 3380
Bedroom 2	3000 x 3380
Bedroom 3	3000 x 3000
Bedroom 4	2900 x 3000
Dining	3360 x 4010
Kitchen	3450 x 2970
Family	3690 x 3590
Garage	6000 x 5510
Alfresco	3680 x 3330

Facade Options

- + Kestral + Gladstone + Linville
- + Paluma + Flagstaff + Kirwin
- + Serrata + Ballandean

Specifications

Ground Floor	72.72m ²	7.83sq
First Floor	88.80m ²	9.56sq
Garage	36.56m ²	3.94sq
Alfresco	12.29m ²	1.32sq
Porch	4.76m ²	0.51sq
Total	215.15m²	23.16sq

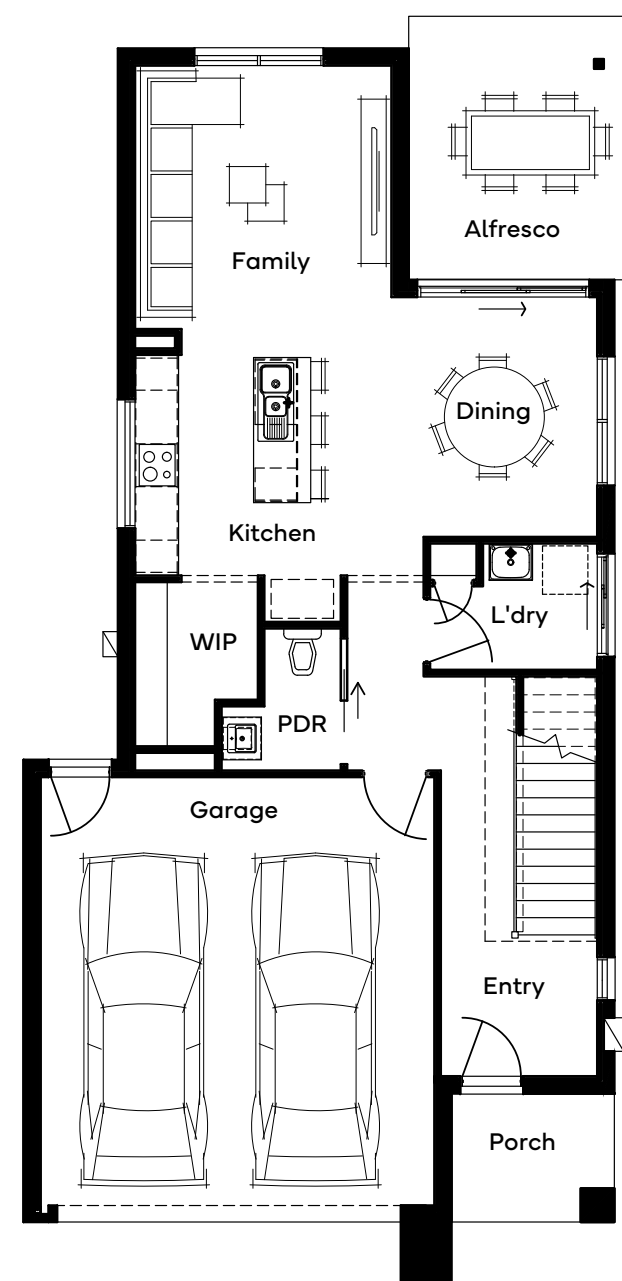
Structural Options

- + Retreat ILO Bed 4
- + Butler's Pantry

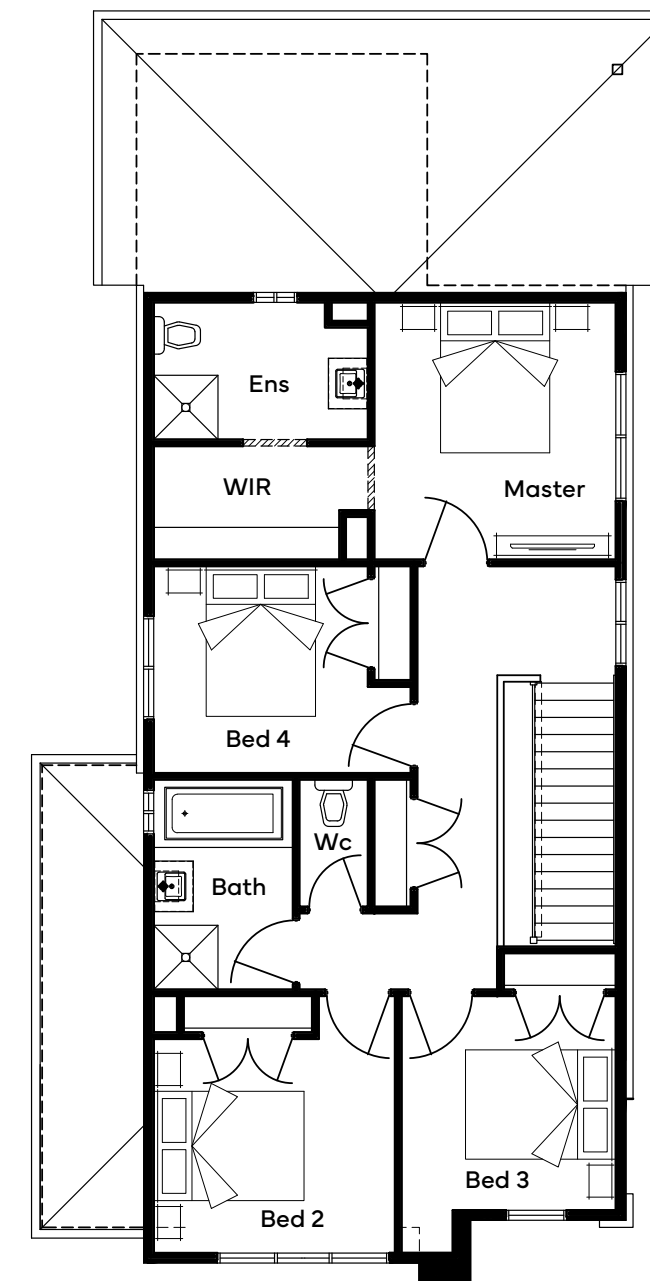


Scan for all design and facade options available with the Alberton 23; or visit simonds.com.au

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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Colston 25



Plan Size (WxL) **8.72m x 17.85m**
 Minimum Lot Size (WxL) **10m x 25m**

Room Sizes

Master Bedroom	3390 x 4190
Bedroom 2	2900 x 3150
Bedroom 3	3000 x 2890
Bedroom 4	3000 x 2890
Dining	3590 x 3250
Kitchen	3390 x 3580
Family	3450 x 3590
Garage	6000 x 5510

Facade Options

- + Kestral + Gladstone + Linville
- + Paluma + Flagstaff + Kirwin
- + Serrata + Ballandean

Specifications

Ground Floor	75.40m ²	8.12sq
First Floor	101.41m ²	10.92sq
Garage	37.17m ²	4.00sq
Alfresco	12.32m ²	1.33sq
Porch	4.77m ²	0.51sq
Total	230.54m²	24.82sq

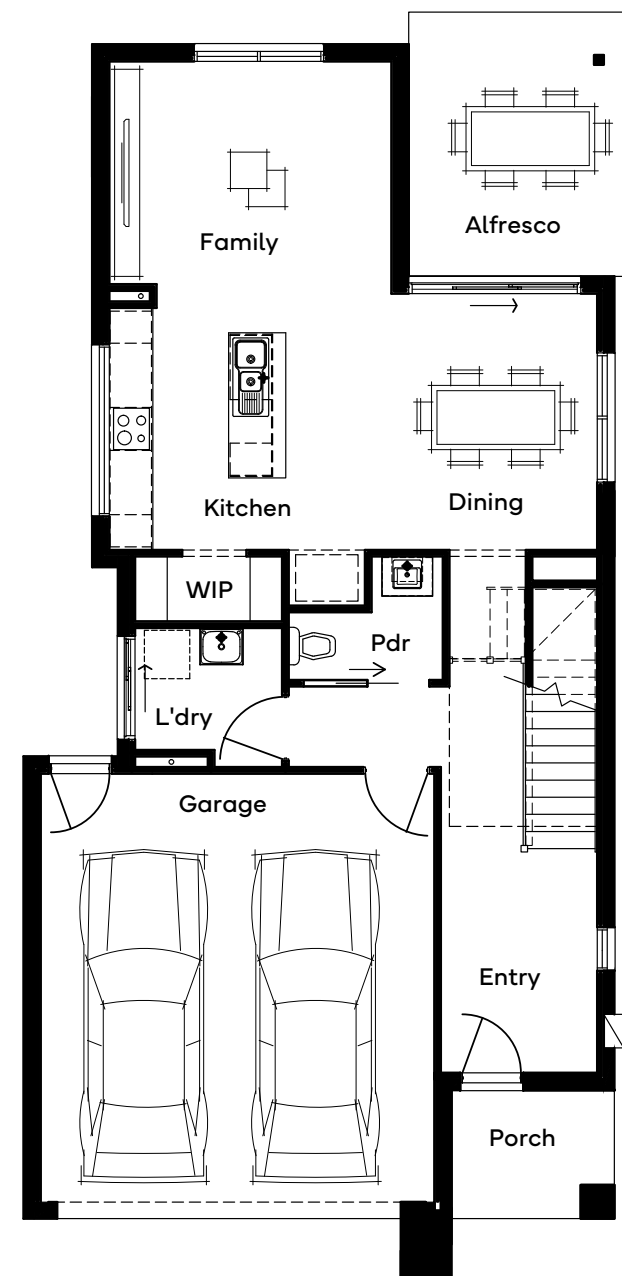
Structural Options

- + Rumpus

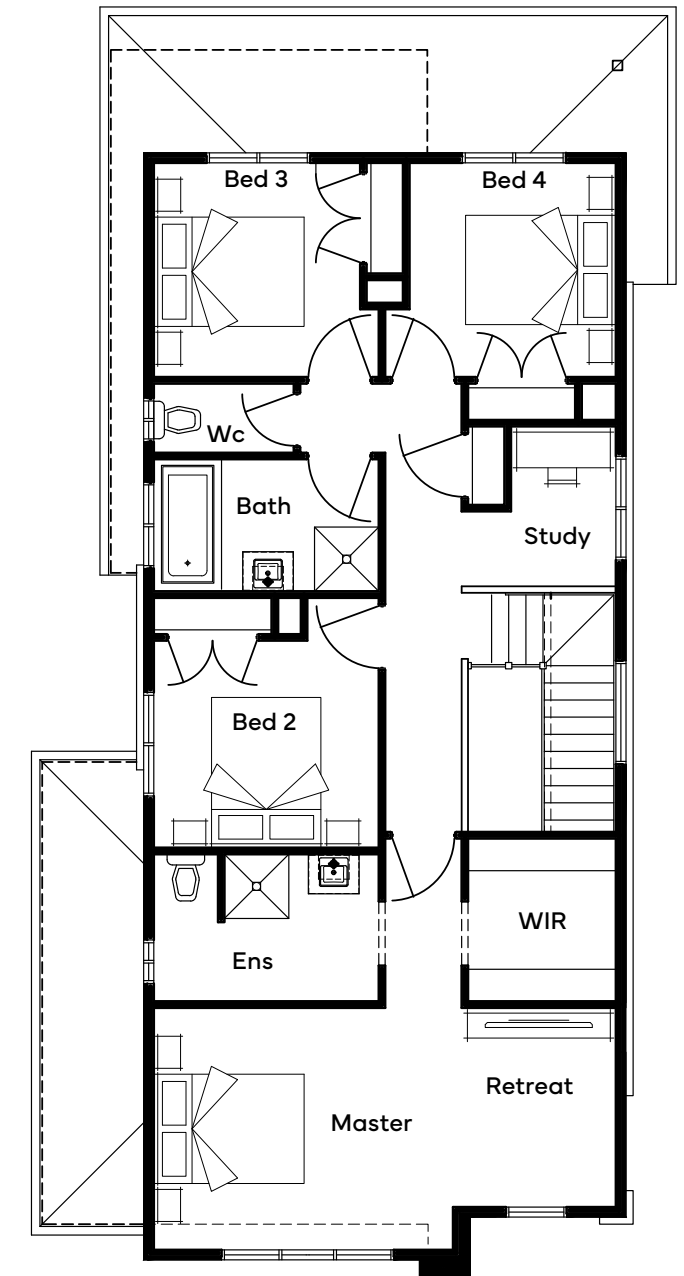


Scan for all design and facade options available with the Colston 25; or visit simonds.com.au

GROUND FLOOR



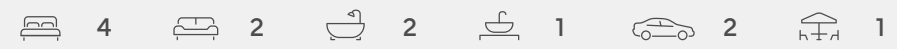
FIRST FLOOR



Standard floorplan shown

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Colston 26



Plan Size (WxL) **8.72m x 18.20m**
 Minimum Lot Size (WxL) **10m x 25m**

Room Sizes

Master Bedroom	3520 x 4190
Bedroom 2	3000 x 2850
Bedroom 3	3450 x 2850
Bedroom 4	3490 x 2930
Dining	3950 x 3250
Living	3700 x 3590
Rumpus	3000 x 4310
Retreat	2920 x 2280
Kitchen	3600 x 3220
Garage	6000 x 5510

Facade Options

- + Kestral + Gladstone + Linville
- + Paluma + Flagstaff + Kirwin
- + Serrata + Ballandean

Specifications

Ground Floor	75.74m ²	8.15sq
First Floor	113.54m ²	12.22sq
Garage	36.56m ²	3.94sq
Alfresco	12.68m ²	1.36sq
Porch	4.77m ²	0.51sq
Total	243.29m²	26.19sq

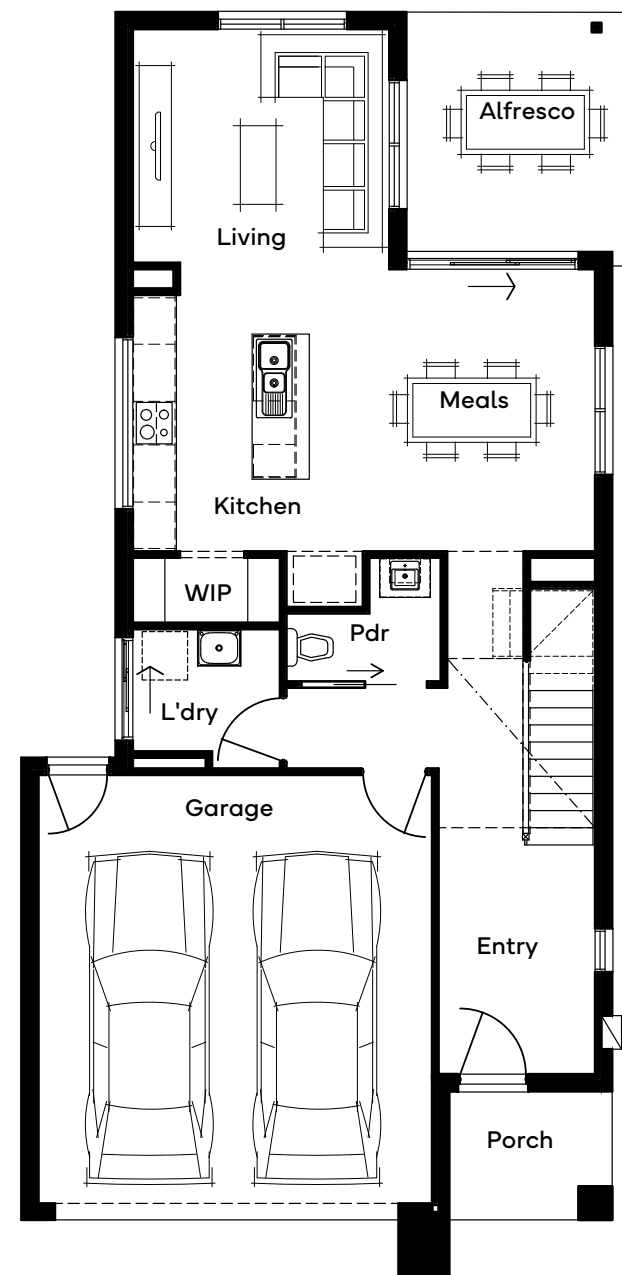
Structural Options

- + Kitchen + 3m Rear Setback
- + Master to Rear

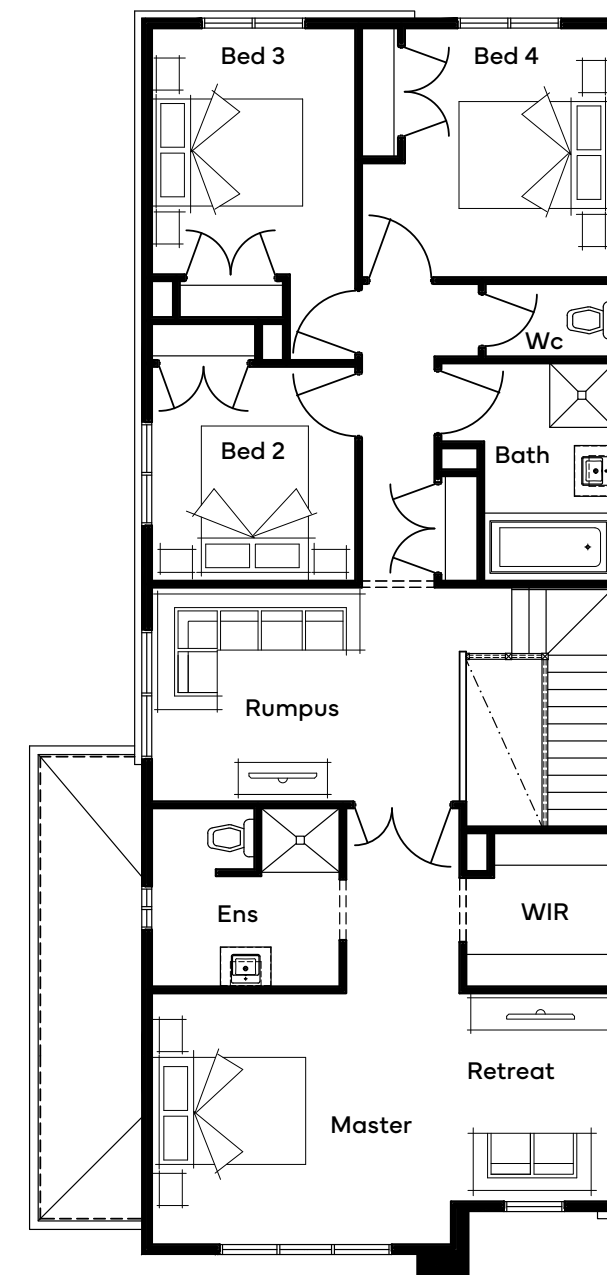


Scan for all design and facade options available with the Colston 26; or visit simonds.com.au

GROUND FLOOR



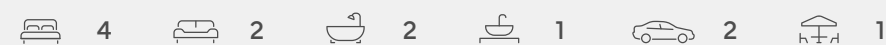
FIRST FLOOR



Standard floorplan shown

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Westcourt 24



Plan Size (WxL)
8.72m x 17.84m

Minimum Lot Size (WxL)
10m x 25m

Room Sizes

Master Bedroom	3600 x 3380
Bedroom 2	3000 x 3380
Bedroom 3	3000 x 3000
Bedroom 4	3100 x 3000
Rumpus	3370 x 3380
Dining	2630 x 3870
Kitchen	3750 x 2600
Family	3240 x 3590
Garage	6000 x 5510

Facade Options

- + Kestral + Gladstone + Linville
- + Paluma + Flagstaff + Kirwin
- + Serrata + Ballandean

Specifications

Ground Floor	72.72m ²	7.83sq
First Floor	101.04m ²	10.88sq
Garage	36.56m ²	3.94sq
Alfresco	12.29m ²	1.32sq
Porch	4.77m ²	0.51sq
Total	227.39m²	24.48sq

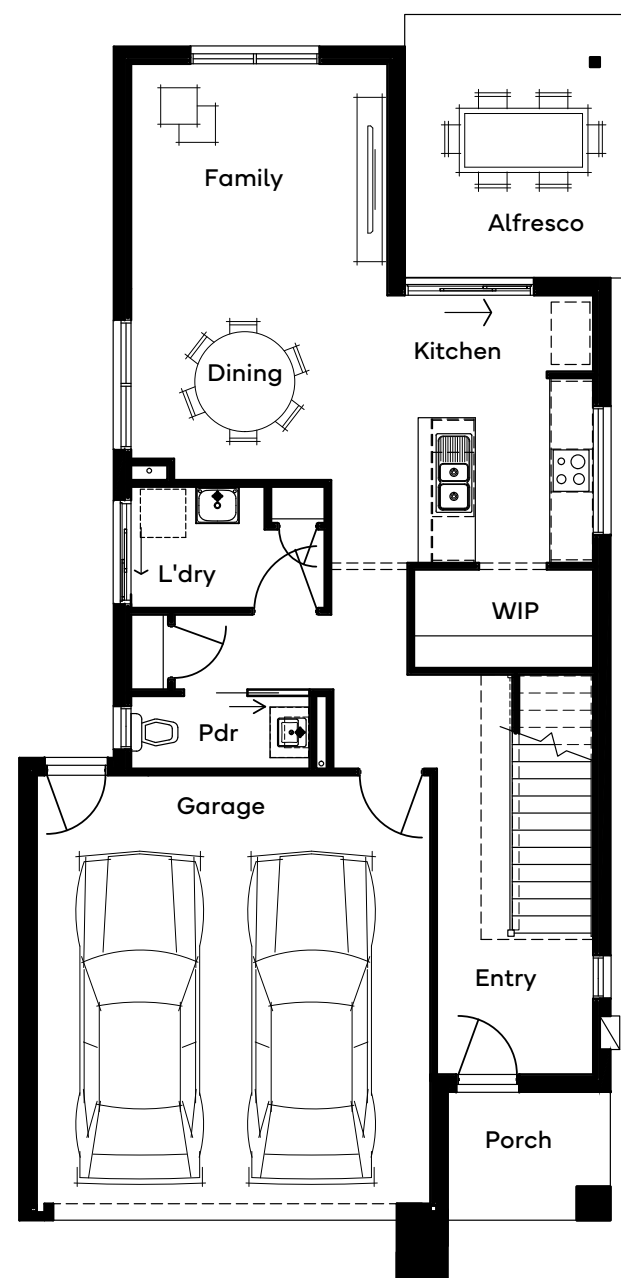
Structural Options

- + Master to Front + Butler's 2
- + Butler's 1

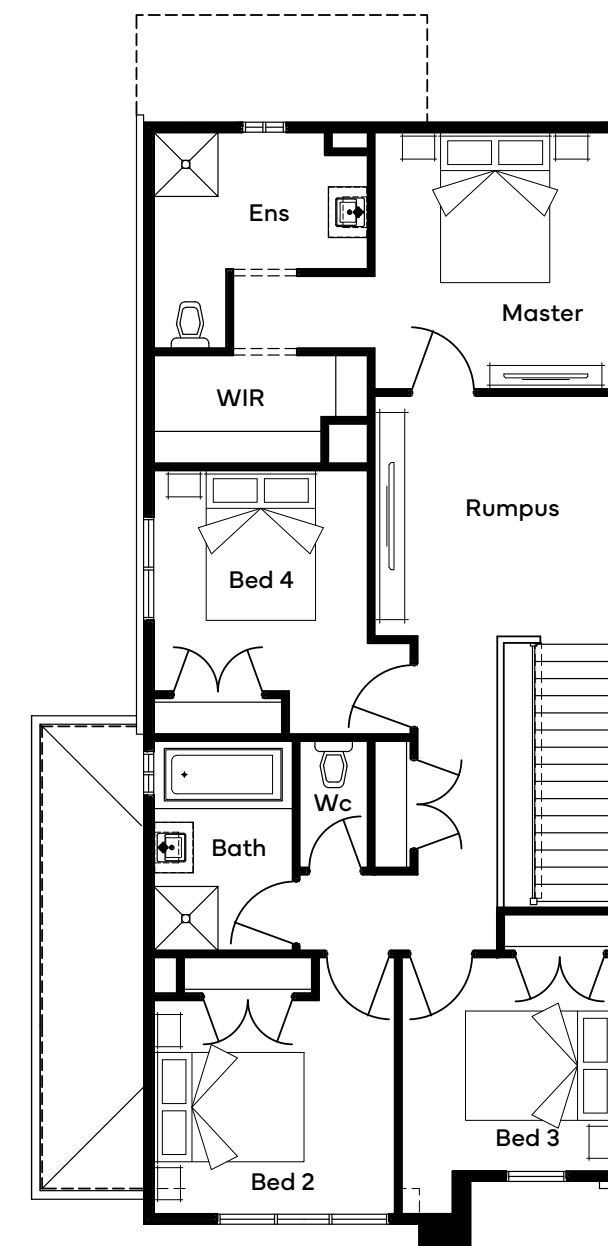


Scan for all design and facade options available with the Westcourt 24, or visit simonds.com.au

GROUND FLOOR



FIRST FLOOR










Standard floorplan shown

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Double Storey

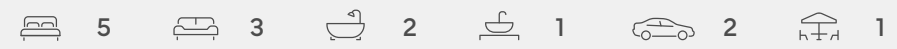
12.5m+ Lot Width

Home Designs

Min Lot Depth	Design							
25	Cardwell 29	5	3	2	1	-	2	1



Cardwell 29



Plan Size (WxL) **10.31m x 16.31m**
 Minimum Lot Size (WxL) **12.5m x 25m**

Room Sizes

Master Bedroom	3800 x 4700
Bedroom 2	3060 x 3400
Bedroom 3	3080 x 3220
Bedroom 4	3060 x 3220
Bedroom 5	3000 x 3120
Rumpus	3550 x 3210
Dining	3230 x 3360
Kitchen	2720 x 3680
Family	3900 x 4550
Sitting	4220 x 2630
Garage	6000 x 5510

Facade Options

- + Kestral + Gladstone + Linville
- + Paluma + Flagstaff + Kirwin
- + Serrata + Ballandean

Specifications

Ground Floor	91.96m ²	9.90sq
First Floor	129.26m ²	13.91sq
Garage	36.45m ²	3.92sq
Alfresco	12.10m ²	1.30sq
Porch	2.52m ²	0.27sq
Total	272.29m²	29.31sq

Structural Options

- + Rear Flip
- + Rear Flip & Butler's
- + Ensuite
- + Master to Rear
- + Master to Rear, Ensuite 2 & WIR
- + Guest
- + Butler's
- + WIP



Scan for all design and facade options available with the Cardwell 29; or visit simonds.com.au

GROUND FLOOR

FIRST FLOOR



Standard floorplan shown

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How Australia Homes

