



**SIMONDS**

# Elevate





# 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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# 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

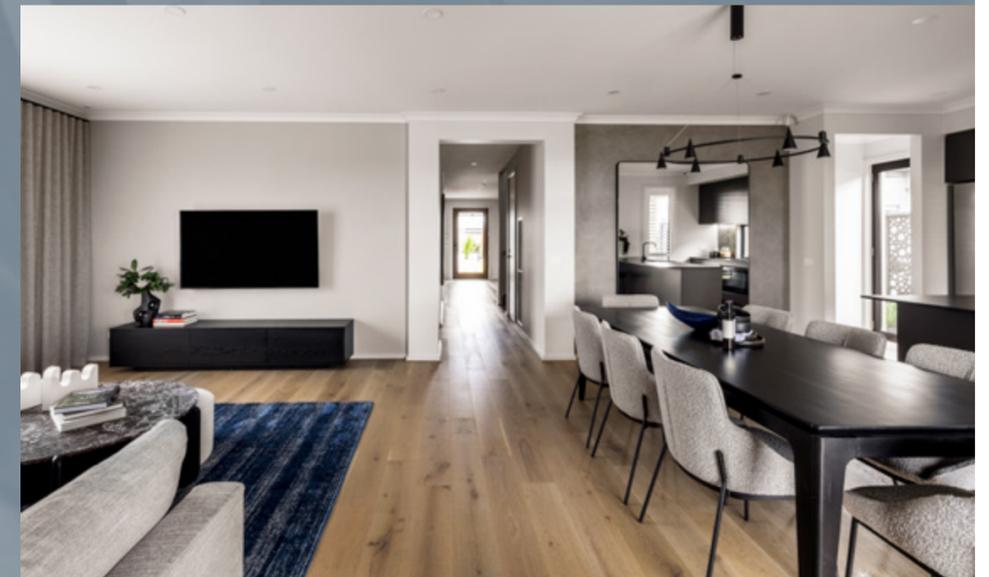
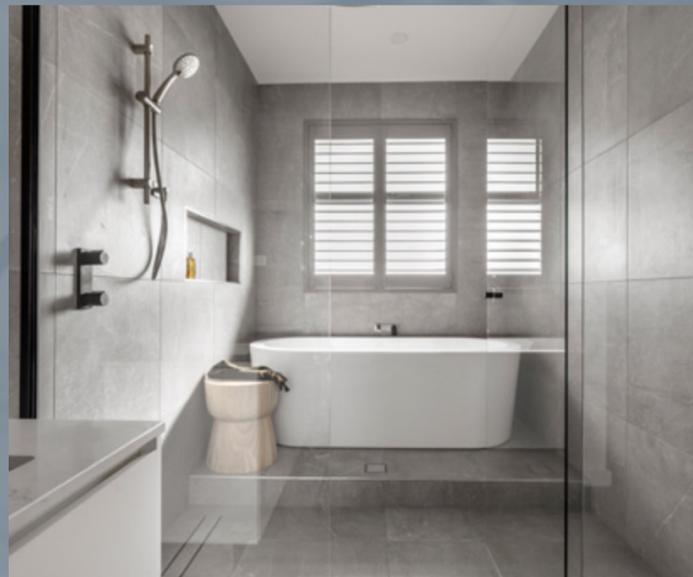
From start to finish, we'll be right by your side. With our dedicated Maintenance Team and Lifetime Structural Guarantee, our commitment to you lasts long after we've handed over the keys.

# 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](https://simonds.com.au)





ELEVATE RANGE

# Single Storey

DESIGNS

# Single 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.



Catani

✓ INCLUDED



Dune

✓ INCLUDED



Collie

+ UPGRADE



Leonda

+ UPGRADE



Garrett

✓ INCLUDED



Olley

✓ INCLUDED



Mowbray

+ UPGRADE



Merri <sup>(Willandra Exclusive)</sup>

+ UPGRADE



Bellbrae

+ UPGRADE



Botanic

+ UPGRADE



Pier

+ 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).

Single Storey

# 12.5m+ Lot Width

Home Designs

Min Lot Depth	Design							
30	Granite 25	4	2	2	-	-	2	1
32	Garnet 25	4	3	2	-	-	2	-
30	Riverstone 23	2	4	2	-	-	2	1
30	Smithfield 25	4	3	2	-	-	2	1



# Granite 25



Plan Size (WxL) **11.03m x 23.87m**  
 Minimum Lot Size (WxL) **12.5m x 30m**

### Room Sizes

Master Bedroom	3950 x 3350
Bedroom 2	3070 x 3110
Bedroom 3	3060 x 3240
Bedroom 4	3000 x 3710
Dining	4660 x 3100
Kitchen	4660 x 2650
Lounge	3570 x 3930
Living	4050 x 3930
Garage	6000 x 5510
Alfresco	3000 x 3600

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

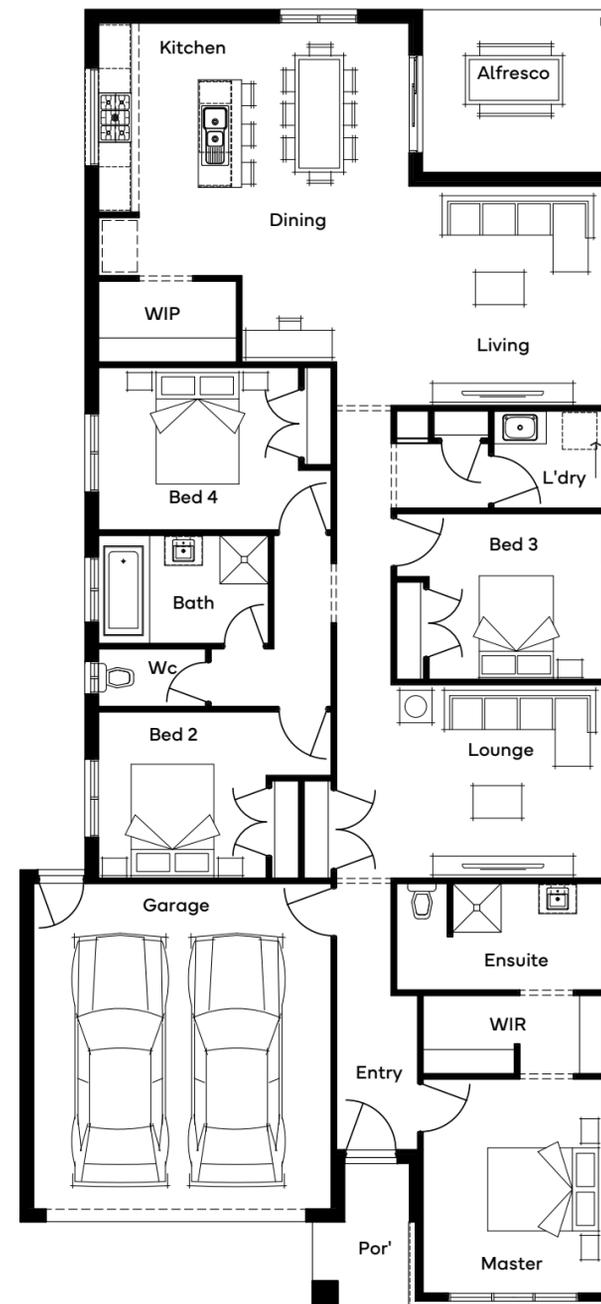
Ground Floor	184.57m <sup>2</sup>	19.87sq
Garage	36.37m <sup>2</sup>	3.91sq
Alfresco	10.80m <sup>2</sup>	1.16sq
Porch	4.11m <sup>2</sup>	0.44sq
<b>Total</b>	<b>235.85m<sup>2</sup></b>	<b>25.39sq</b>

### Structural Options

- + Rear Flip 1
- + Butler's Pantry
- + Rear Flip 1 with Butler's
- + Ensuite & WIR
- + Rear Flip 2
- + Bed 5 ILO Lounge
- + Rear Flip 2 & 5th Bed ILO Lounge
- + Bed 5 ILO Lounge & Laundry
- + Rear Flip 2, Bed 5 ILO Lounge & Laundry
- + Lounge To Front
- + Rear Flip 3, Alternate Kitchen & 5th Bedroom
- + Rear Flip 4, Alternate Kitchen & 5th Bedroom
- + Rear Flip 5, Alternate Kitchen & Study
- + Rear Flip 6, Alternate Kitchen & Study
- + Grand Alfresco, & 4 Bed
- + Rear Flip 7, Alternate Kitchen & Study
- + Grand Alfresco
- + Rear Flip 8 & Grand Alfresco



Scan for all design and facade options available with the Granite 25; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Garnet 25

4  
 3  
 2  
 2

Plan Size (WxL)      Minimum Lot Size (WxL)  
**11.03m x 23.87m**    **12.5m x 32m**

### Room Sizes

Master Bedroom	3860 x 3110
Bedroom 2	3000 x 3140
Bedroom 3	3120 x 3140
Bedroom 4	3710 x 3250
Kids Retreat	2600 x 3740
Family	4310 x 3980
Dining	3560 x 5040
Kitchen	2600 x 3880
Lounge	3210 x 3920
Study	1800 x 3850
Garage	6000 x 3920

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

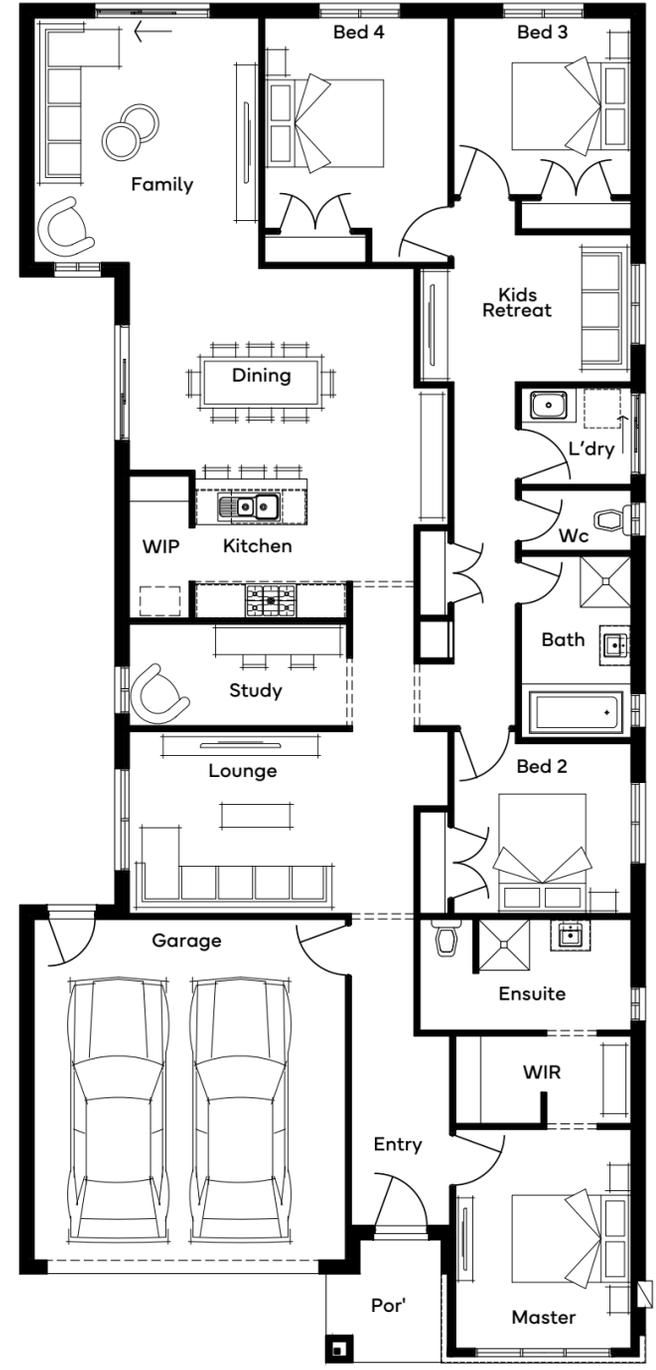
Ground Floor	197.89m <sup>2</sup>	21.30sq
Garage	36.37m <sup>2</sup>	3.91sq
Porch	4.05m <sup>2</sup>	0.44sq
<b>Total</b>	<b>238.31m<sup>2</sup></b>	<b>25.65sq</b>

### Structural Options

- + Rear Flip
- + Butler's Pantry
- + Rear Flip & Butler's Pantry
- + Lounge to Front
- + Rear Flip & Lounge to Front
- + Ensuite Upgrade
- + Alternate Kitchen
- + Butler's Pantry ILO Study
- + Rear Flip & Butler's Pantry ILO of Study



Scan for all design and facade options available with the Garnet 25; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Riverstone 23



Plan Size (WxL) **11.03m x 22.79m**  
 Minimum Lot Size (WxL) **12.5m x 30m**

### Room Sizes

Master Bedroom	3590 x 3230
Bedroom 2	2860 x 3160
Bedroom 3	3000 x 3000
Bedroom 4	2850 x 3590
Family	3070 x 4470
Dining	3000 x 4470
Kitchen	2510 x 3730
Lounge	3000 x 3800
Garage	6000 x 5510
Alfresco	3000 x 4560

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

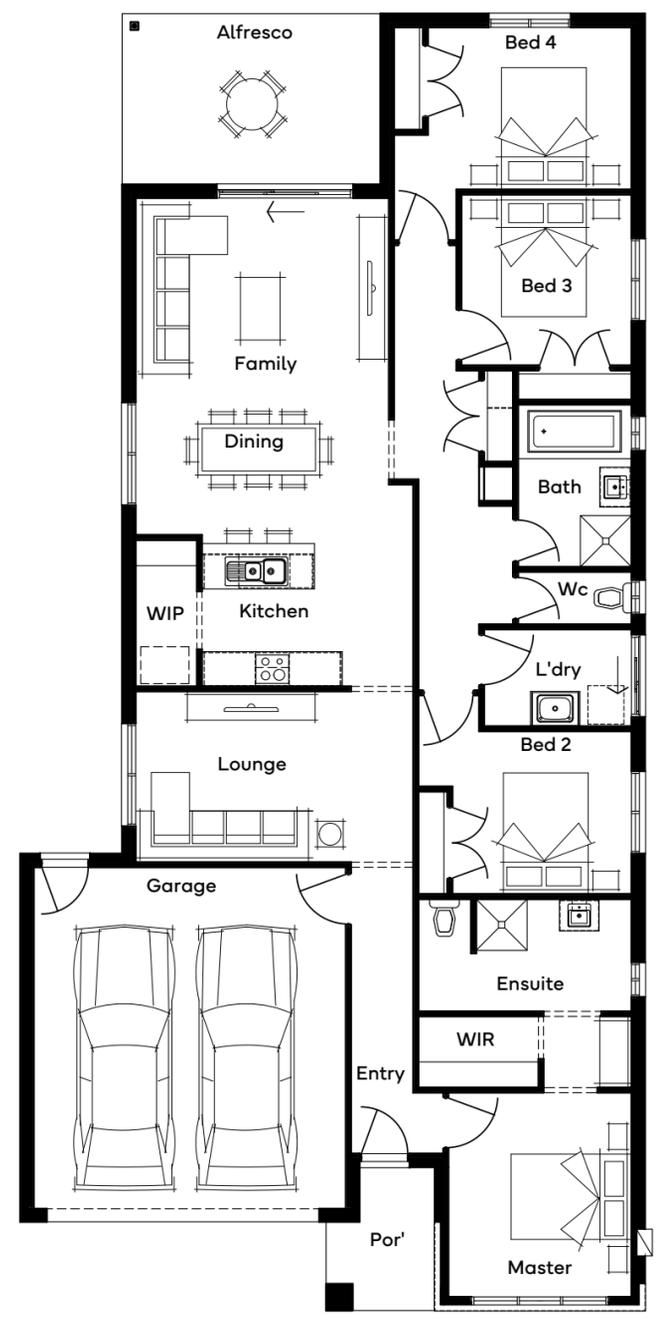
Ground Floor	161.94m <sup>2</sup>	17.43sq
Garage	36.48m <sup>2</sup>	3.93sq
Alfresco	13.68m <sup>2</sup>	1.47sq
Porch	4.27m <sup>2</sup>	0.46sq
Total	216.37m <sup>2</sup>	23.29sq

### Structural Options

- + Ensuite & WIR
- + Rear Flip
- + Larger Living



Scan for all design and facade options available with the Riverstone 23, or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Smithfield 25



Plan Size (WxL) **11.03m x 23.87m**  
 Minimum Lot Size (WxL) **12.5m x 30m**

### Room Sizes

Master Bedroom	3630 x 3400
Bedroom 2	3000 x 3750
Bedroom 3	2950 x 3150
Bedroom 4	3000 x 3150
Family	3350 x 4950
Dining	2900 x 4950
Kitchen	2450 x 4040
Living	3240 x 4040
Lounge	3750 x 3350
Garage	6000 x 5510
Alfresco	3720 x 3000

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

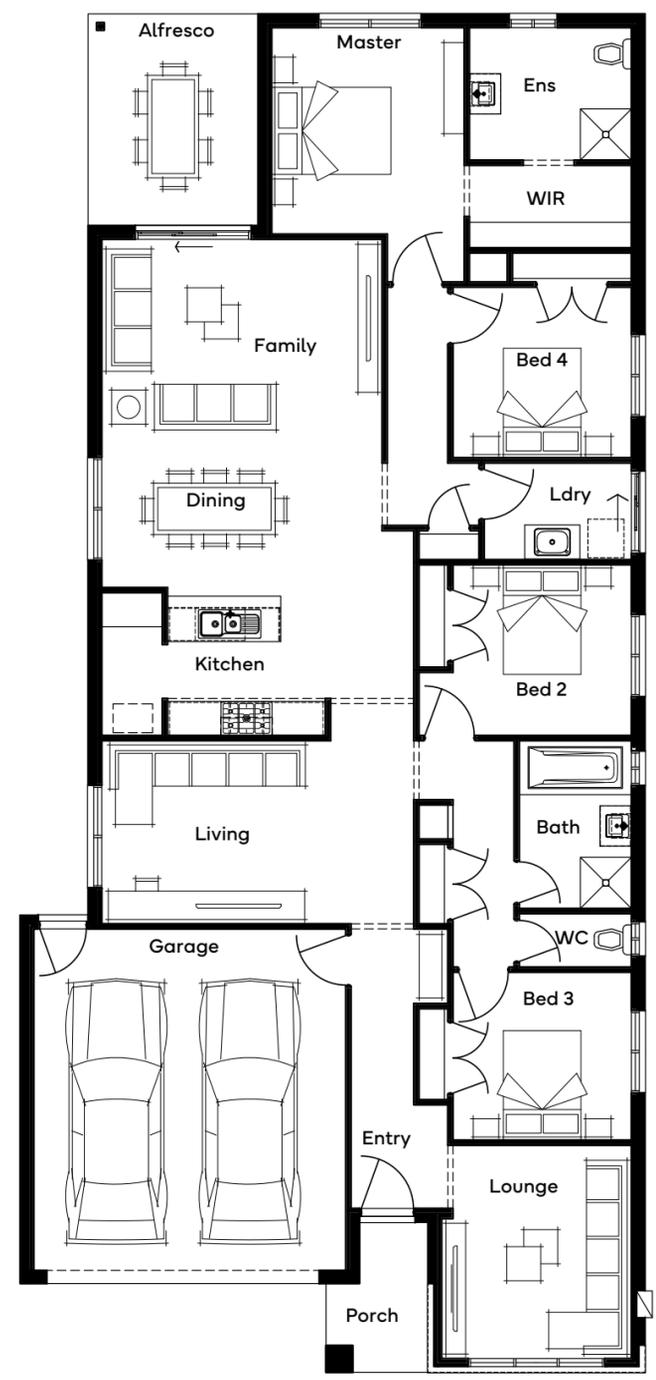
Ground Floor	184.21m <sup>2</sup>	19.83sq
Garage	36.38m <sup>2</sup>	3.92sq
Alfresco	11.16m <sup>2</sup>	1.20sq
Porch	4.11m <sup>2</sup>	0.44sq
<b>Total</b>	<b>235.86m<sup>2</sup></b>	<b>25.39sq</b>

### Structural Options

- + Butler's Pantry 1
- + Butler's Pantry 2
- + Alternate Bed 4 & Living
- + Ensuite & Study
- + Bed 5
- + Central Lounge
- + Rear Flip
- + Rear Flip & Butler's Pantry 1
- + Rear Flip & Butler's Pantry 2
- + Rear Flip, WIR & Ensuite
- + Rear Flip, Guest Bed & Study 2



Scan for all design and facade options available with the Smithfield 25; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

Single Storey

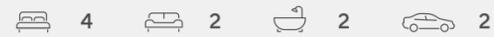
# 14m+ Lot Width

Home Designs

Min Lot Depth	Design							
30	Ash 27	4	2	2	-	-	2	-
32	Balsa 28	4	3	2	-	1	2	1
32	Berrima 28	4	3	2	-	-	2	1
30	Blass 26	4	2	2	-	-	2	1
30	Cypress 26	4	2	2	-	1	2	-
32	Dromana 28	4	2	2	-	-	2	1
28	Fairlight 25	4	2	2	-	-	2	1
30	Fairlight 27	4	3	3	-	-	2	-
28	Hepburn 25	4	2	2	-	-	2	1
28	Hardy 25	4	2	2	-	-	2	-
30	Hardy 26	4	2	2	-	-	2	-
30	Leyburn 25	4	3	2	-	-	2	1
30	Nowra 26	4	2	2	-	-	2	1
30	Wallaby 26	5	2	2	-	1	2	1
30	Woodlands 26	4	2	2	-	1	2	-
32	Woodlands 28	4	2	2	-	1	2	-



# Ash 27



Plan Size (WxL) **12.47m x 23.39m**  
 Minimum Lot Size (WxL) **14m x 30m**

### Room Sizes

Master Bedroom	4310 x 4310
Bedroom 2	3100 x 3620
Bedroom 3	3000 x 3620
Bedroom 4	3210 x 3060
Family	4070 x 4400
Dining	2910 x 3790
Kitchen	5320 x 2500
Living	3870 x 6360
Garage	6000 x 5390

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

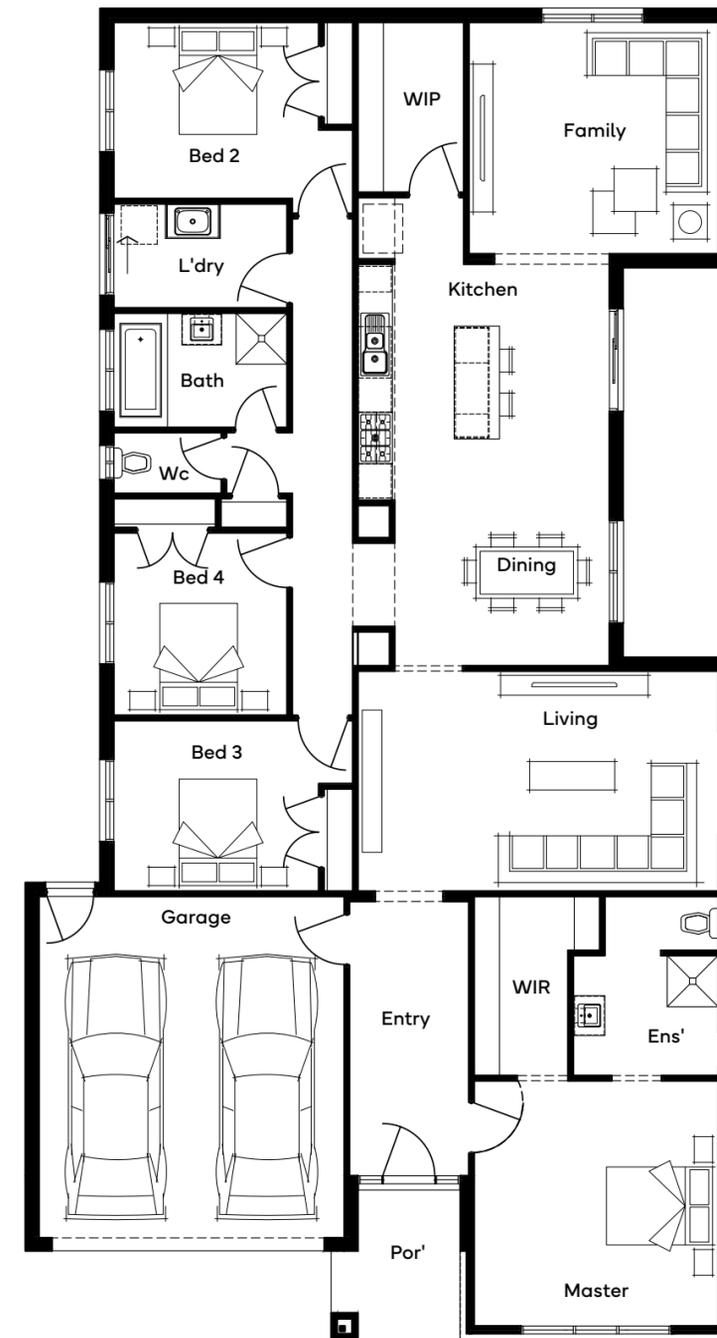
Ground Floor	208.66m <sup>2</sup>	22.46sq
Garage	35.65m <sup>2</sup>	3.84sq
Porch	5.51m <sup>2</sup>	0.59sq
<b>Total</b>	<b>249.82m<sup>2</sup></b>	<b>26.89sq</b>

### Structural Options

- + Ensuite & WIR
- + Kitchen & Butler's Pantry
- + Bed 4 & Wet Area Flip, Extra Linen
- + Lounge to Front & Extra Linen
- + Raked ceiling
- + Full Rear Flip
- + Kitchen & Living Rear Flip with Butler's Pantry
- + Full Rear Flip, Bed 4 & Wet Area Flip, Extra Linen



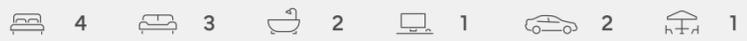
Scan for all design and facade options available with the Ash 27, or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Balsa 28



Plan Size (WxL) **12.59m x 24.59m**  
 Minimum Lot Size (WxL) **14m x 32m**

### Room Sizes

Master Bedroom	3930 x 3710
Bedroom 2	3000 x 3710
Bedroom 3	3000 x 3120
Bedroom 4	3300 x 3120
Kids Retreat	3150 x 3210
Family	3360 x 4590
Dining	3000 x 5910
Kitchen	2990 x 2790
Garage	6000 x 5510
Alfresco	3240 x 3840

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

Ground Floor	210.85m <sup>2</sup>	22.70sq
Garage	36.57m <sup>2</sup>	3.94sq
Alfresco	12.44m <sup>2</sup>	1.34sq
Porch	5.65m <sup>2</sup>	0.61sq
<b>Total</b>	<b>265.51m<sup>2</sup></b>	<b>28.58sq</b>

### Structural Options

- + Butler's Pantry
- + 5 Bed
- + Extended Alfresco
- + Raised Ceiling, Larger Family & Meals Lounge to Front
- + Rear Flip
- + Lounge to Front, Drop Zone, Larger Laundry, Upgraded Kitchen & Extra Linen
- + Relocate Laundry, Kids Retreat, Kitchen & Study Option



Scan for all design and facade options available with the Balsa 28; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

# Berrima 28



Plan Size (WxL) **12.59m x 24.23m**  
 Minimum Lot Size (WxL) **14m x 32m**

### Room Sizes

Master Bedroom	3500 x 4310
Bedroom 2	2900 x 3790
Bedroom 3	3000 x 3200
Bedroom 4	3030 x 3000
Lounge	3900 x 3710
Family	3500 x 5110
Dining	2620 x 5110
Kitchen	2490 x 4310
Theatre	3070 x 4390
Garage	6000 x 5510
Alfresco	3120 x 3840

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

Ground Floor	208.32m <sup>2</sup>	22.42sq
Garage	36.40m <sup>2</sup>	3.92sq
Alfresco	11.98m <sup>2</sup>	1.29sq
Porch	5.65m <sup>2</sup>	0.61sq
Total	262.34m <sup>2</sup>	28.24sq

### Structural Options

- + Kitchen & Butler's Pantry
- + Larger Alfresco
- + Kids Retreat
- + 5 Bed
- + Raked Ceiling
- + Rear Flip & Study
- + ILO Theatre



Scan for all design and facade options available with the Berrima 28; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Blass 26



Plan Size (WxL) **12.59m x 22.07m**  
 Minimum Lot Size (WxL) **14m x 30m**

### Room Sizes

Master Bedroom	3500 x 3700
Bedroom 2	3000 x 3110
Bedroom 3	3000 x 3150
Bedroom 4	3000 x 3110
Lounge	3700 x 4670
Family	5730 x 4080
Kitchen	2700 x 3830
Dining	4720 x 3150
Garage	6000 x 5510
Alfresco	3000 x 4080

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

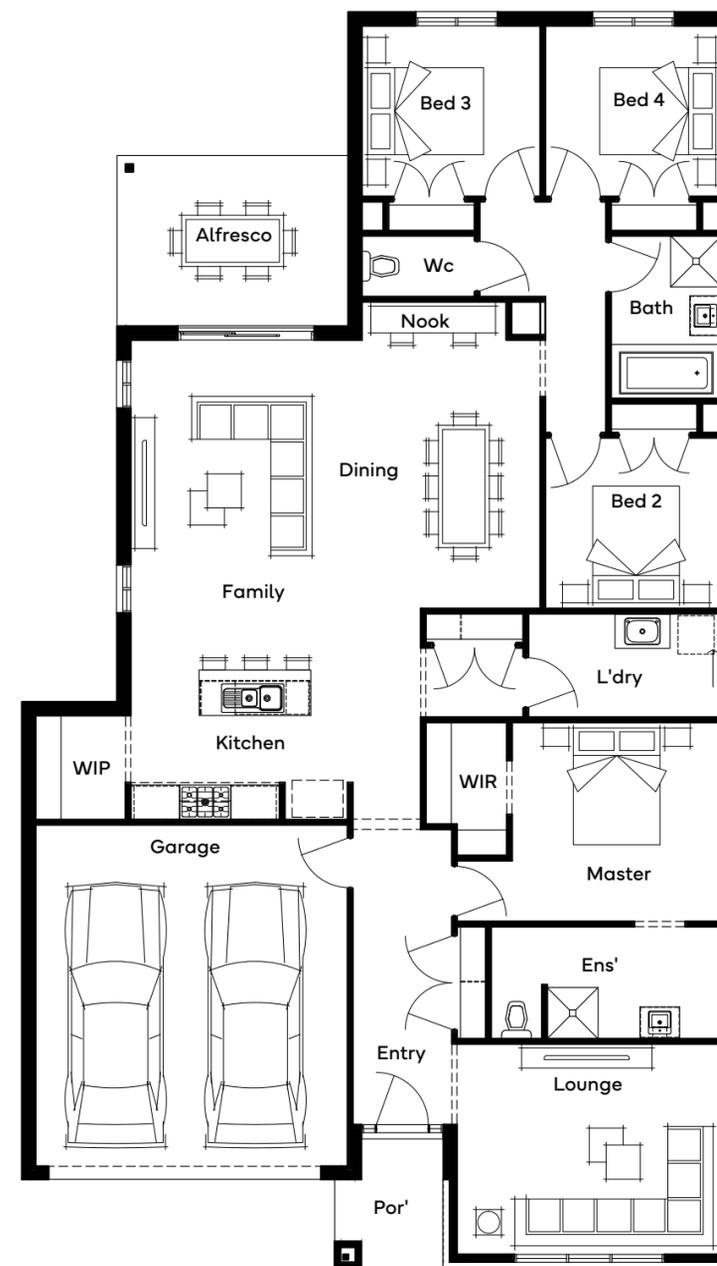
Ground Floor	186.33m <sup>2</sup>	20.60sq
Garage	36.00m <sup>2</sup>	3.87sq
Alfresco	12.24m <sup>2</sup>	1.32sq
Porch	4.04m <sup>2</sup>	0.43sq
<b>Total</b>	<b>238.61m<sup>2</sup></b>	<b>25.68sq</b>

### Structural Options

- + Alfresco
- + Master to Front
- + Rear Flip
- + Rear Flip & Butler's Pantry



Scan for all design and facade options available with the Blass 26; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Cypress 26

 4  
  2  
  2  
  1  
  2

Plan Size (WxL)      Minimum Lot Size (WxL)  
**12.59m x 21.83m**      **14m x 30m**

### Room Sizes

Master Bedroom	3930 x 3710
Bedroom 2	3000 x 3710
Bedroom 3	3000 x 3000
Bedroom 4	3000 x 3020
Lounge	3800 x 4700
Family	3800 x 4110
Dining	3040 x 5910
Kitchen	2980 x 2790
Study	1920 x 3240
Garage	6000 x 5510

### Specifications

Ground Floor	199.36m <sup>2</sup>	21.46sq
Garage	36.36m <sup>2</sup>	3.91sq
Porch	5.64m <sup>2</sup>	0.61sq
<b>Total</b>	<b>241.36m<sup>2</sup></b>	<b>25.98sq</b>

### Facade Options

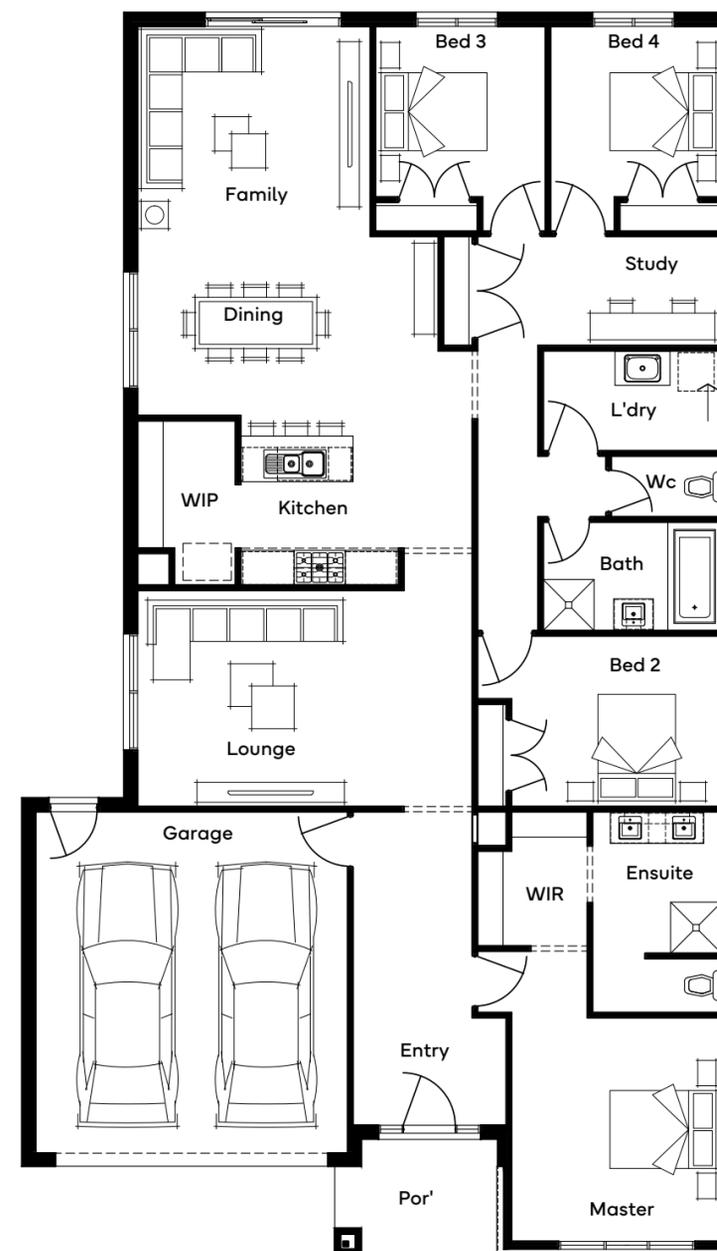
- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Structural Options

- + Butler's Pantry
- + Rear Flip 1
- + Ensuite
- + Rear Flip & Butler's Pantry
- + Alfresco, Study Nook & WIL
- + Rear Flip, Alfresco, Study Nook & WIL
- + Lounge to Front
- + Rear Flip & Lounge to Front
- + Alternate Kitchen, Alfresco & WIL
- + Alternate Kitchen & Kids Retreat
- + Rear Flip, Alternate Kitchen & Kids Retreat
- + Rear Flip & Alfresco



Scan for all design and facade options available with the Cypress 26; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Dromana 28



Plan Size (WxL) **12.35m x 23.51m**  
 Minimum Lot Size (WxL) **14m x 32m**

### Room Sizes

Master Bedroom	4470 x 4190
Bedroom 2	3020 x 3710
Bedroom 3	3100 x 3110
Bedroom 4	3000 x 3030
Theatre	3400 x 3710
Family	4000 x 4310
Dining	4000 x 3630
Kitchen	5500 x 2520
Garage	6000 x 5510
Alfresco	3840 x 3120

### Specifications

Ground Floor	208.40m <sup>2</sup>	22.43sq
Garage	36.31m <sup>2</sup>	3.91sq
Alfresco	11.98m <sup>2</sup>	1.29sq
Porch	4.58m <sup>2</sup>	0.49sq
<b>Total</b>	<b>261.29m<sup>2</sup></b>	<b>28.13sq</b>

### Facade Options

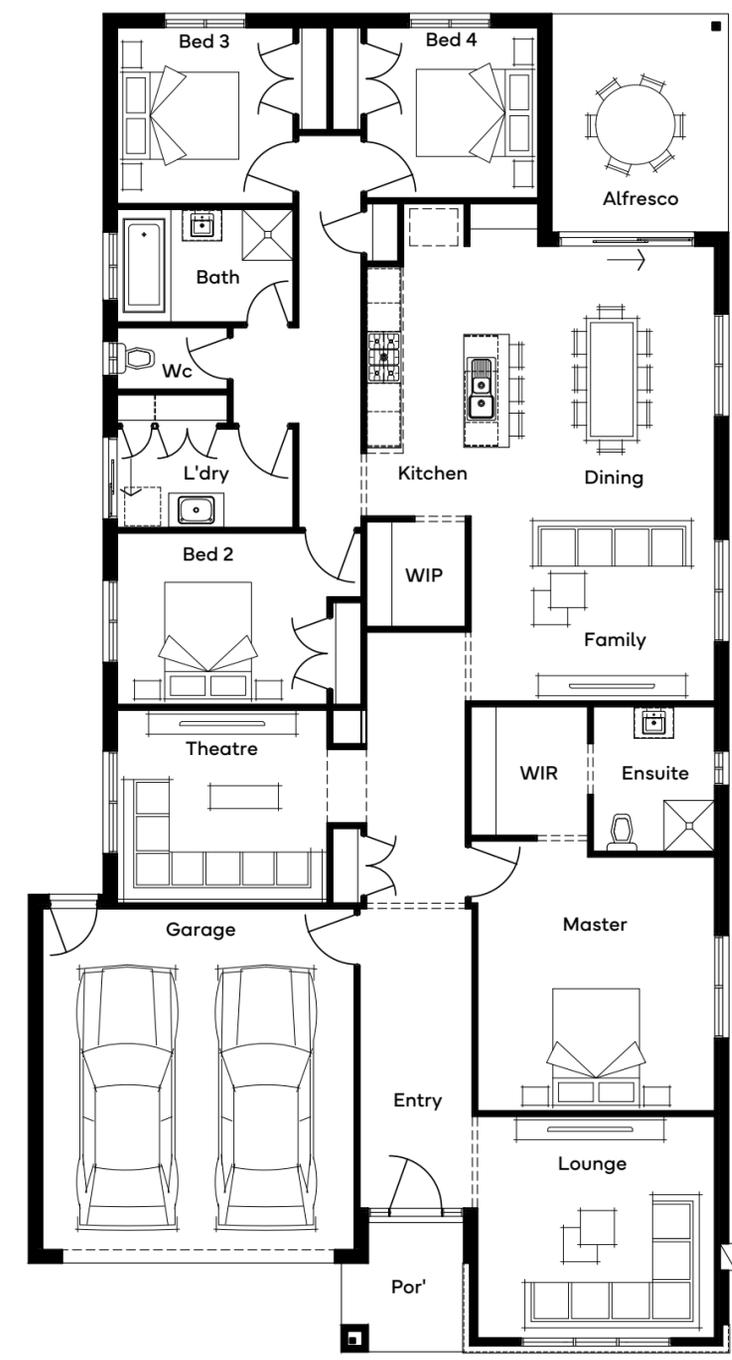
- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Structural Options

- + Ensuite
- + Butler's Pantry
- + Master to Front
- + 5 Bed
- + Kids Retreat ILO Theatre
- + Raked Ceiling
- + Rear Flip



Scan for all design and facade options available with the Dromana 28; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Fairlight 25



Plan Size (WxL) **12.59m x 20.63m**  
 Minimum Lot Size (WxL) **14m x 28m**

### Room Sizes

Master Bedroom	3660 x 3900
Bedroom 2	2800 x 4670
Bedroom 3	2910 x 3110
Bedroom 4	2910 x 3030
Kids Retreat	2800 x 4670
Dining/Family	5540 x 4470
Kitchen	2660 x 4280
Lounge	3800 x 2870
Garage	6000 x 5510
Alfresco	2520 x 4560

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

Ground Floor	182.67m <sup>2</sup>	19.66sq
Garage	36.40m <sup>2</sup>	3.92sq
Alfresco	11.49m <sup>2</sup>	1.24sq
Porch	4.11m <sup>2</sup>	0.44sq
<b>Total</b>	<b>234.67m<sup>2</sup></b>	<b>25.26sq</b>

### Structural Options

- + Rear Flip
- + Butler's Pantry
- + Rear Flip & Butler's Pantry
- + Kitchen & WIP, Larger Family
- + Rear Flip, Kitchen & WIP, Larger Family
- + Kitchen & Butler's Pantry, Larger Family
- + Rear Flip, Kitchen & Butler's Pantry, Larger Family



Scan for all design and facade options available with the Fairlight 25; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Fairlight 27



Plan Size (WxL) **12.59m x 20.63m**  
 Minimum Lot Size (WxL) **14m x 30m**

### Room Sizes

Master Bedroom	3660 x 3900
Bedroom 2	3000 x 4670
Bedroom 3	3270 x 3110
Bedroom 4	3270 x 3030
Lounge	3800 x 2870
Family/Dining	6650 x 4470
Kitchen	2510 x 4280
Garage	6000 x 5510
Alfresco	3000 x 4560

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

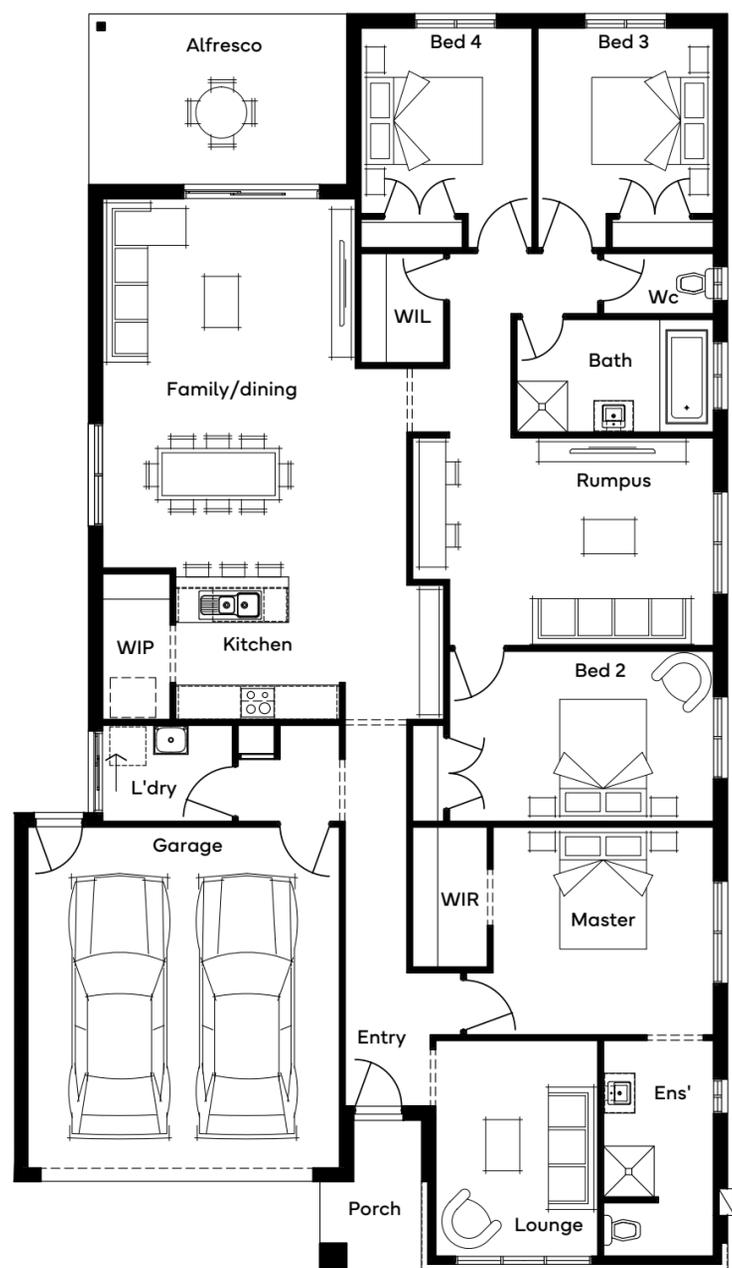
Ground Floor	196.71m <sup>2</sup>	21.17sq
Garage	36.40m <sup>2</sup>	3.92sq
Alfresco	13.68m <sup>2</sup>	1.47sq
Porch	4.11m <sup>2</sup>	0.44sq
<b>Total</b>	<b>250.90m<sup>2</sup></b>	<b>27.01sq</b>

### Structural Options

- + Butler's Pantry
- + Rear Flip & Butler's Pantry
- + Bed 5
- + Kitchen & WIP, Larger Family
- + Rear Flip, Kitchen & Larger Family
- + Kitchen, Larger Family & Alfresco
- + Rear Flip 1
- + Rear Flip 2
- + Raked Ceiling & Alfresco



Scan for all design and facade options available with the Fairlight 27; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

# Hepburn 25



Plan Size (WxL) **12.59m x 22.07m**  
 Minimum Lot Size (WxL) **14m x 28m**

### Room Sizes

Master Bedroom	3500 x 4550
Bedroom 2	3000 x 3590
Bedroom 3	2970 x 3000
Bedroom 4	3000 x 3000
Lounge	3200 x 4550
Family	3000 x 5790
Dining	2570 x 5790
Kitchen	2520 x 4640
Garage	6000 x 5510
Alfresco	2760 x 3960

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

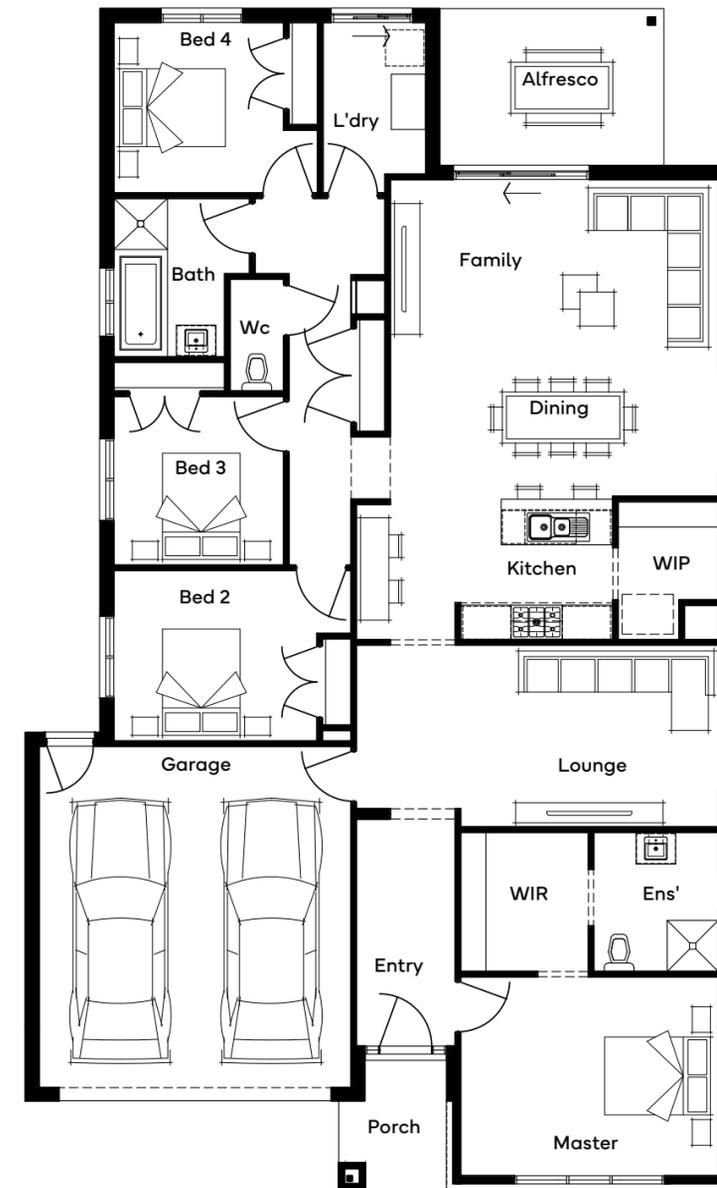
Ground Floor	186.33m <sup>2</sup>	20.06sq
Garage	36.00m <sup>2</sup>	3.87sq
Alfresco	12.24m <sup>2</sup>	1.32sq
Porch	4.04m <sup>2</sup>	0.43sq
<b>Total</b>	<b>238.61m<sup>2</sup></b>	<b>25.68sq</b>

### Structural Options

- + Butler's Pantry
- + Lounge to Front



Scan for all design and facade options available with the Hepburn 25; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

# Hardy 25

4  
 2  
 2  
 2

Plan Size (WxL)      Minimum Lot Size (WxL)  
**12.59m x 20.63m**    **14m x 28m**

### Room Sizes

Master Bedroom	3800 x 4430
Bedroom 2	3100 x 3830
Bedroom 3	3000 x 3250
Bedroom 4	3400 x 3250
Family	3600 x 4500
Dining	2800 x 4500
Kitchen	2620 x 4760
Living	3400 x 4760
Garage	6000 x 5510

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

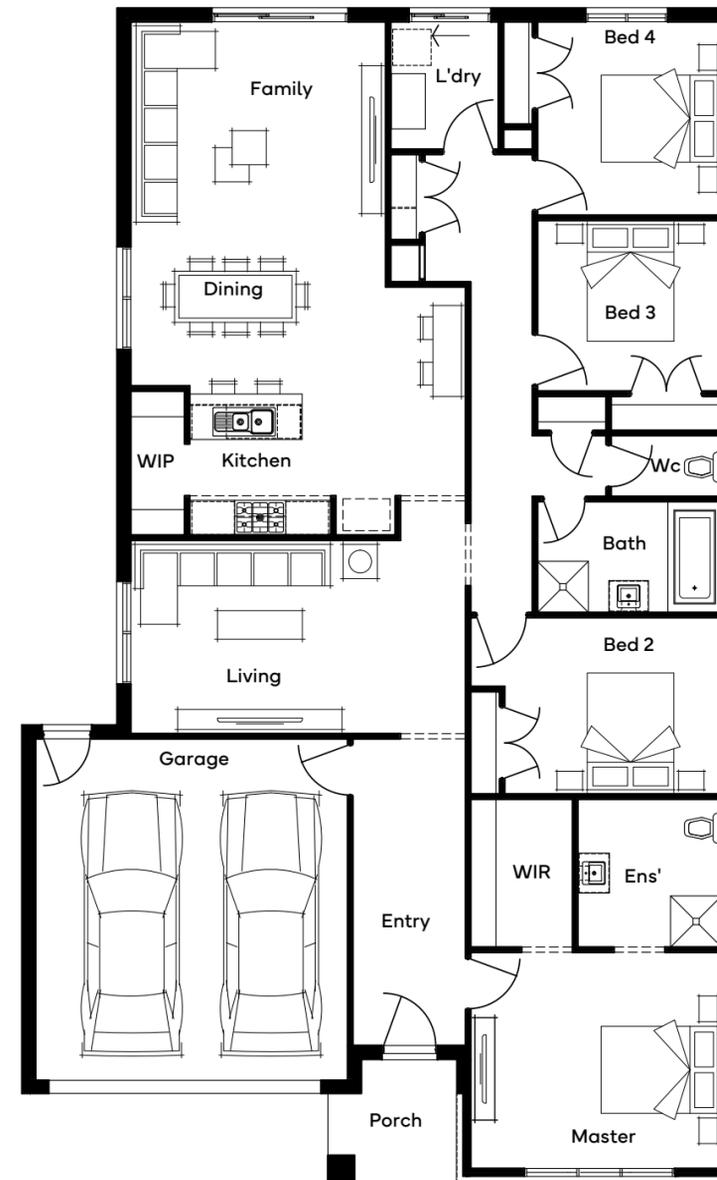
Ground Floor	189.20m <sup>2</sup>	20.37sq
Garage	36.37m <sup>2</sup>	3.91sq
Porch	4.57m <sup>2</sup>	0.49sq
<b>Total</b>	<b>230.14m<sup>2</sup></b>	<b>24.77sq</b>

### Structural Options

- + Rear Flip
- + Alfresco
- + Rear Flip & Alfresco
- + Butler's Pantry
- + Rear Flip & Butler's Pantry
- + Ensuite
- + Rear Flip & Ensuite
- + 5th Bed
- + 5th Bed & Alfresco
- + Kids Retreat
- + Alternate Kitchen



Scan for all design and facade options available with the Hardy 25; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Hardy 26

4  
 2  
 2  
 2

Plan Size (WxL)      Minimum Lot Size (WxL)  
**12.59m x 22.19m**      **14m x 30m**

### Room Sizes

Master Bedroom	3600 x 4430
Bedroom 2	3000 x 3830
Bedroom 3	3100 x 3230
Bedroom 4	3100 x 3230
Family	4560 x 4520
Dining	3000 x 4520
Kitchen	2620 x 4760
Living	3800 x 4270
Garage	6000 x 5510

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

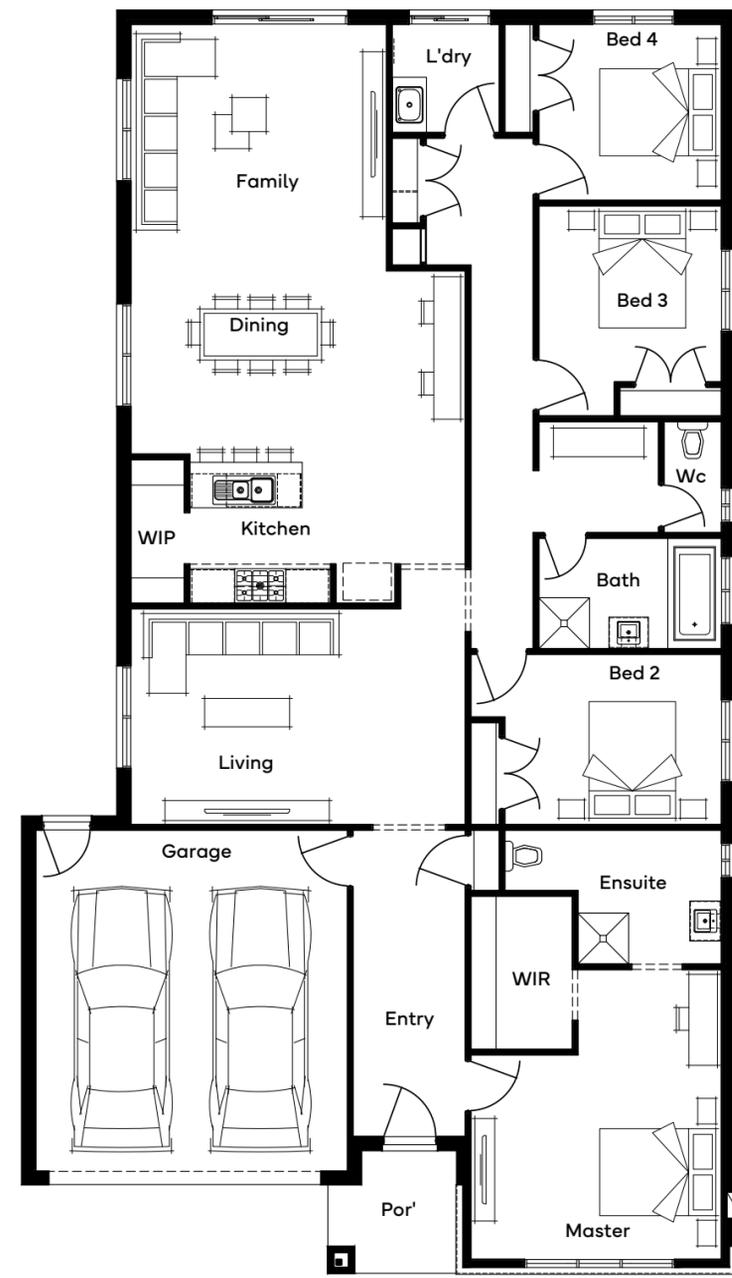
Ground Floor	206.22m <sup>2</sup>	22.20sq
Garage	36.37m <sup>2</sup>	3.91sq
Porch	4.57m <sup>2</sup>	0.49sq
<b>Total</b>	<b>247.16m<sup>2</sup></b>	<b>26.60sq</b>

### Structural Options

- + Rear Flip
- + Kitchen
- + Rear Flip & Kitchen
- + Alfresco
- + Rear Flip & Alfresco
- + Butler's Pantry
- + Rear Flip & Butler's Pantry
- + 3rd Living & Butler's Pantry



Scan for all design and facade options available with the Hardy 26; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Leyburn 28



Plan Size (WxL) **12.47m x 23.27m**  
 Minimum Lot Size (WxL) **14m x 30m**

### Room Sizes

Master Bedroom	3450 x 4950
Bedroom 2	2850 x 4350
Bedroom 3	2850 x 4310
Bedroom 4	2900 x 3190
Family	3450 x 5630
Dining	2900 x 5630
Kitchen	2540 x 4190
Living	3240 x 4040
Lounge	3100 x 4310
Garage	6000 x 5510
Alfresco	3000 x 4080

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

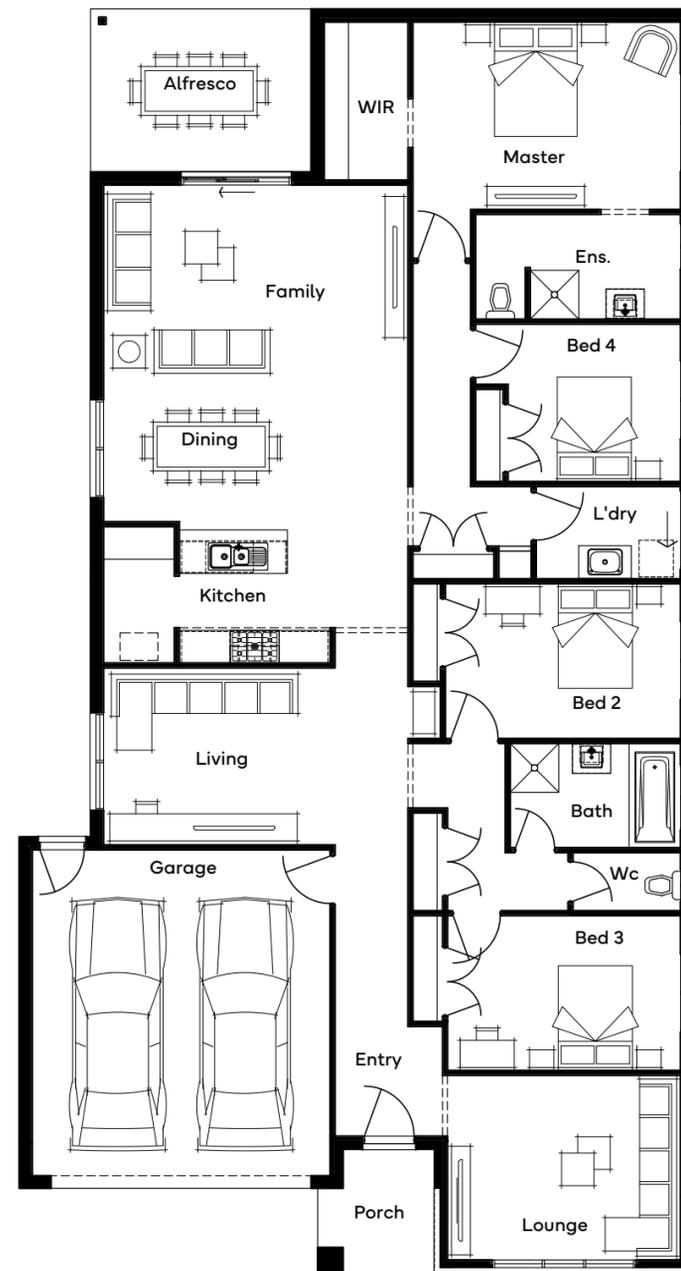
Ground Floor	161.94m <sup>2</sup>	17.43sq
Garage	36.48m <sup>2</sup>	3.93sq
Alfresco	13.68m <sup>2</sup>	1.47sq
Porch	4.27m <sup>2</sup>	0.46sq
Total	216.37m <sup>2</sup>	23.29sq

### Structural Options

- + Butler's Pantry 1
- + Butler's Pantry 2
- + Retreat & Bed 4
- + Ensuite & Study
- + Bed 5
- + Central Lounge
- + Rear Flip
- + Rear Flip & Butler's Pantry 1
- + Rear Flip & Butler's Pantry 2
- + Rear Flip, Guest Bed & Ensuite
- + Rear Flip & Bed 5



Scan for all design and facade options available with the Leyburn 28; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Nowra 26



Plan Size (WxL) **12.47m x 22.55m**  
 Minimum Lot Size (WxL) **14m x 30m**

### Room Sizes

Master Bedroom	3400 x 4190
Bedroom 2	2950 x 4120
Bedroom 3	2950 x 3520
Bedroom 4	2900 x 3590
Family	3830 x 4280
Dining	5250 x 3500
Kitchen	3860 x 2730
Living	3400 x 4190
Garage	6000 x 5510
Alfresco	3000 x 3960

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

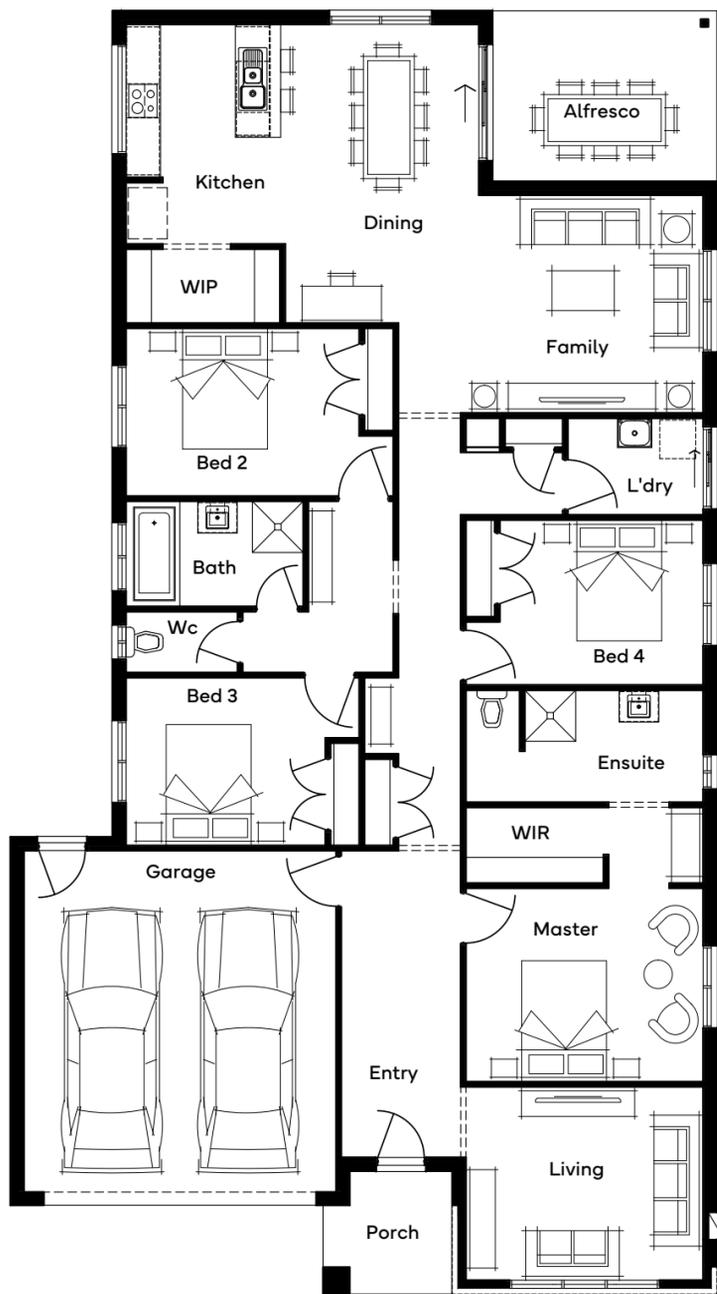
Ground Floor	193.53m <sup>2</sup>	20.83sq
Garage	36.40m <sup>2</sup>	3.92sq
Alfresco	11.88m <sup>2</sup>	1.28sq
Porch	4.64m <sup>2</sup>	0.50sq
<b>Total</b>	<b>246.45m<sup>2</sup></b>	<b>26.53sq</b>

### Structural Options

- + Rear Flip
- + Butler's Pantry
- + Rear Flip & Butler's Pantry
- + Kitchen
- + Rear Flip & Kitchen
- + Master to Front
- + Study

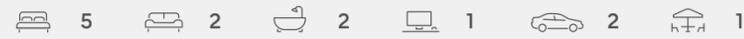


Scan for all design and facade options available with the Nowra 26; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

# Wallaby 26



Plan Size (WxL) **12.47m x 22.31m**  
 Minimum Lot Size (WxL) **14m x 30m**

### Room Sizes

Master Bedroom	4060 x 4310
Bedroom 2	3000 x 3710
Bedroom 3	3000 x 4040
Bedroom 4	3030 x 3070
Bedroom 5	3030 x 2830
Family	3410 x 4140
Dining	3000 x 4140
Kitchen	2730 x 4400
Rumpus	3100 x 4040
Garage	6000 x 5510
Alfresco	3120 x 3840

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

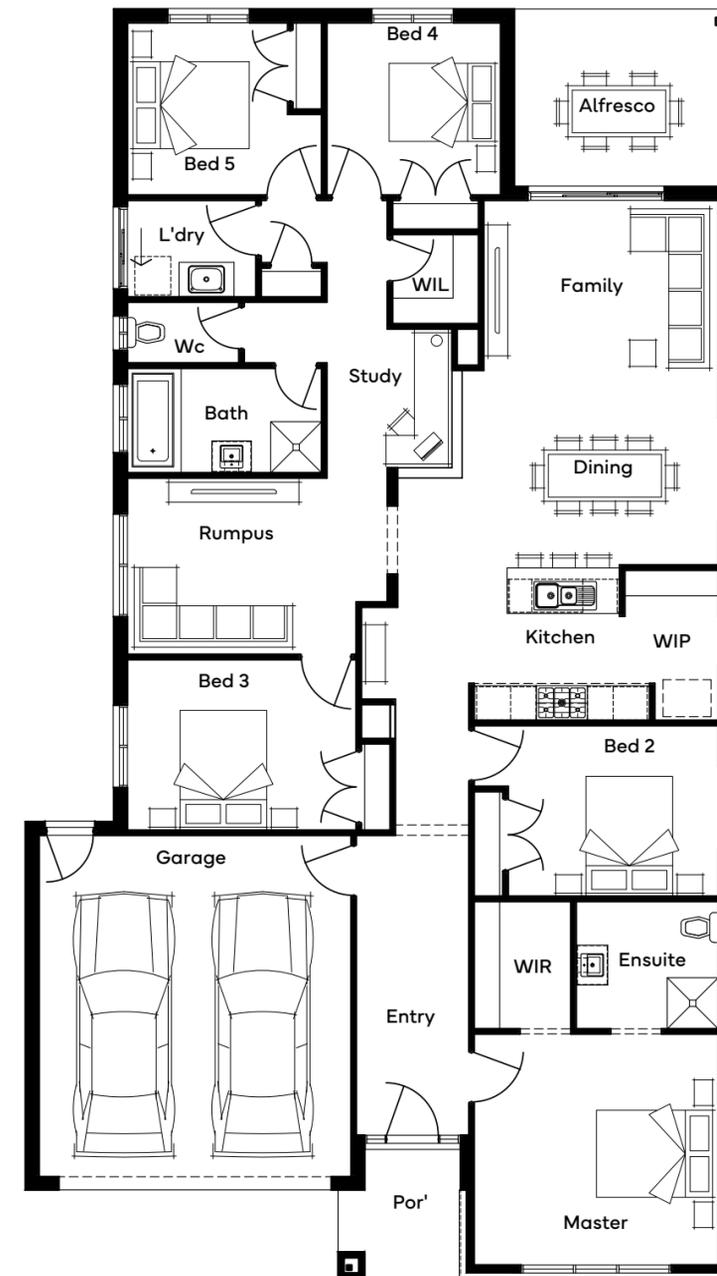
Ground Floor	194.38m <sup>2</sup>	20.92sq
Garage	36.36m <sup>2</sup>	3.91sq
Alfresco	11.98m <sup>2</sup>	1.29sq
Porch	4.58m <sup>2</sup>	0.49sq
<b>Total</b>	<b>247.30m<sup>2</sup></b>	<b>26.62sq</b>

### Structural Options

- + Butler's Pantry
- + Lounge to Front
- + Rear Flip
- + Rear Flip & Butler's Pantry



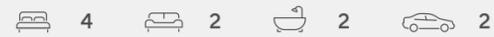
Scan for all design and facade options available with the Wallaby 26; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Woodlands 26



Plan Size (WxL)  
12.47m x 21.83m

Minimum Lot Size (WxL)  
14m x 30m

### Room Sizes

Master Bedroom	4310 x 4310
Bedroom 2	3120 x 3590
Bedroom 3	3220 x 3000
Bedroom 4	3340 x 3000
Family	3190 x 4470
Dining	2680 x 5790
Kitchen	2430 x 4560
Living	3500 x 6390
Garage	6000 x 5510

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

Ground Floor	204.49m <sup>2</sup>	22.01sq
Garage	36.31m <sup>2</sup>	3.91sq
Porch	4.59m <sup>2</sup>	0.49sq
<b>Total</b>	<b>245.39m<sup>2</sup></b>	<b>26.41sq</b>

### Structural Options

- + Ensuite & WIR
- + Rear Flip
- + Butler's Pantry
- + Rear Flip & Butler's Pantry
- + Alternate Kitchen
- + Rear Flip & Alternate Kitchen
- + Lounge to Front
- + Rear Flip & Powder Room
- + Powder Room
- + Rear Flip, Alfresco & Study Nook
- + Alfresco & Study Nook
- + Rear Flip, Alternate Kitchen, Alfresco & Study
- + Alternate Kitchen, Alfresco & Study
- + Rear Flip, Alternate Kitchen, Alfresco, Study & Butler's Pantry
- + Alternate Kitchen, Alfresco, Study & Butler's Pantry



Scan for all design and facade options available with the Woodlands 26, or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Woodlands 28

4  
 2  
 2  
 1  
 2

Plan Size (WxL)      Minimum Lot Size (WxL)  
**12.47m x 23.27m**      **14m x 32m**

### Room Sizes

Master Bedroom	4310 x 4310
Bedroom 2	3000 x 3590
Bedroom 3	3100 x 3000
Bedroom 4	3100 x 3000
Family	3790 x 4470
Dining	3240 x 5790
Kitchen	2450 x 4560
Living	3660 x 6390
Garage	6000 x 5510

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

Ground Floor	220.55m <sup>2</sup>	23.74sq
Garage	36.31m <sup>2</sup>	3.91sq
Porch	4.59m <sup>2</sup>	0.49sq
<b>Total</b>	<b>261.45m<sup>2</sup></b>	<b>28.14sq</b>

### Structural Options

- + Ensuite & WIR
- + Rear Flip
- + Butler's Pantry
- + Rear Flip & Butler's Pantry
- + Alternate Kitchen
- + Rear Flip & Alternate Kitchen
- + Lounge to Front
- + Rear Flip & Powder Room
- + Powder Room
- + Rear Flip, Alfresco & Study Nook
- + Alfresco & Study Nook
- + Rear Flip, Alternate Kitchen, Alfresco & Study
- + Alternate Kitchen, Alfresco & Study
- + Rear Flip, Alternate Kitchen, Alfresco, Study & Butler's Pantry
- + Alternate Kitchen, Alfresco, Study & Butler's Pantry



Scan for all design and facade options available with the Woodlands 28; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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Single Storey

# 16m+ Lot Width

Home Designs

Min Lot Depth	Design							
32	Akuna 29	4	3	2	-	-	2	-
30	Curlew 27	4	2	2	-	-	2	1
25	Kalbarri 25	4	2	2	-	-	2	1
28	Kalbarri 28	4	3	2	-	-	2	1
30	Kalbarri 30	5	2	2	-	1	2	1
23	Redhill 30	5	2	2	1	1	2	1
32	Rosella 31	4	2	3	1	1	2	1
32	Tamworth 32	4	3	2	-	-	2	1
34	Willandra 34	4	3	2	-	-	2	1



# Akuna 29

4  
 3  
 2  
 2

Plan Size (WxL)      Minimum Lot Size (WxL)  
**14.51m x 22.79m**      **16m x 32m**

### Room Sizes

Master Bedroom	4800 x 3350
Bedroom 2	3000 x 3260
Bedroom 3	3630 x 3260
Bedroom 4	3030 x 3390
Lounge	4100 x 3150
Family	5870 x 5520
Dining	4310 x 3780
Kitchen	4120 x 2580
Living	4400 x 5710
Garage	6000 x 5510

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

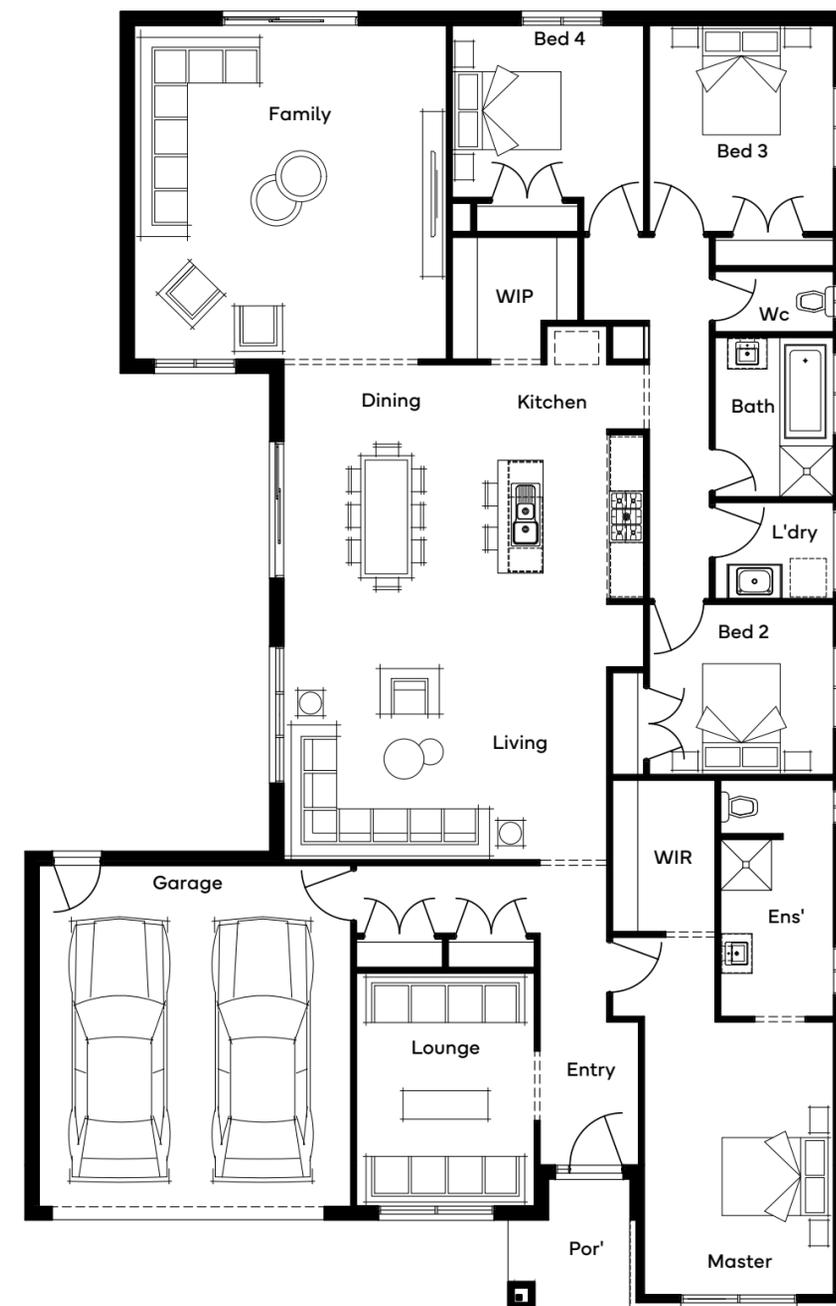
Ground Floor	229.12m <sup>2</sup>	24.66sq
Garage	36.86m <sup>2</sup>	3.97sq
Porch	4.41m <sup>2</sup>	0.47sq
<b>Total</b>	<b>270.39m<sup>2</sup></b>	<b>29.11sq</b>

### Structural Options

- + Ensuite
- + Butler's Pantry
- + Raked Ceiling
- + Added Alfresco
- + Raised Ceiling in Living Areas



Scan for all design and facade options available with the Akuna 29; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Curlew 27

4  
 2  
 2  
 2  
 1

Plan Size (WxL)      Minimum Lot Size (WxL)  
**13.43m x 21.23m**      **16m x 30m**

### Room Sizes

Master Bedroom	3600 x 4130
Bedroom 2	3000 x 3700
Bedroom 3	3040 x 3110
Bedroom 4	3040 x 3280
Media	4160 x 3470
Dining	3690 x 4390
Kitchen	4050 x 2970
Living	4380 x 4380
Garage	6000 x 5510
Alfresco	3000 x 4080

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

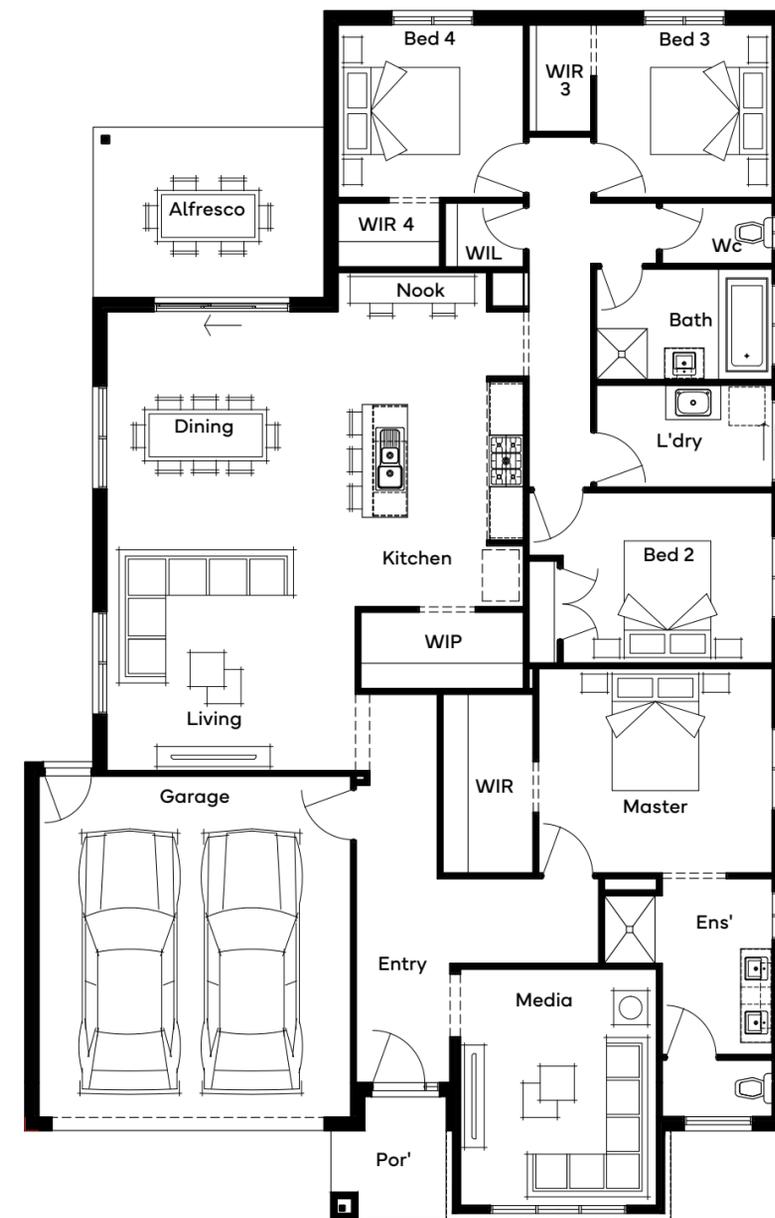
Ground Floor	196.80m <sup>2</sup>	21.18sq
Garage	36.25m <sup>2</sup>	3.90sq
Alfresco	12.24m <sup>2</sup>	1.32sq
Porch	4.05m <sup>2</sup>	0.44sq
<b>Total</b>	<b>249.35m<sup>2</sup></b>	<b>26.84sq</b>

### Structural Options

- + Kitchen with Butler's Pantry
- + Master to front
- + Rear flip with study



Scan for all design and facade options available with the Curlew 27; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Kalbarri 25



Plan Size (WxL) **14.51m x 17.87m**  
 Minimum Lot Size (WxL) **16m x 25m**

### Room Sizes

Master Bedroom	3630 x 4200
Bedroom 2	3240 x 3110
Bedroom 3	3300 x 3150
Bedroom 4	3000 x 3150
Rumpus	3630 x 3500
Family	3280 x 4400
Dining	2750 x 4400
Kitchen	3940 x 2770
Garage	6000 x 5510
Alfresco	3720 x 3000

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

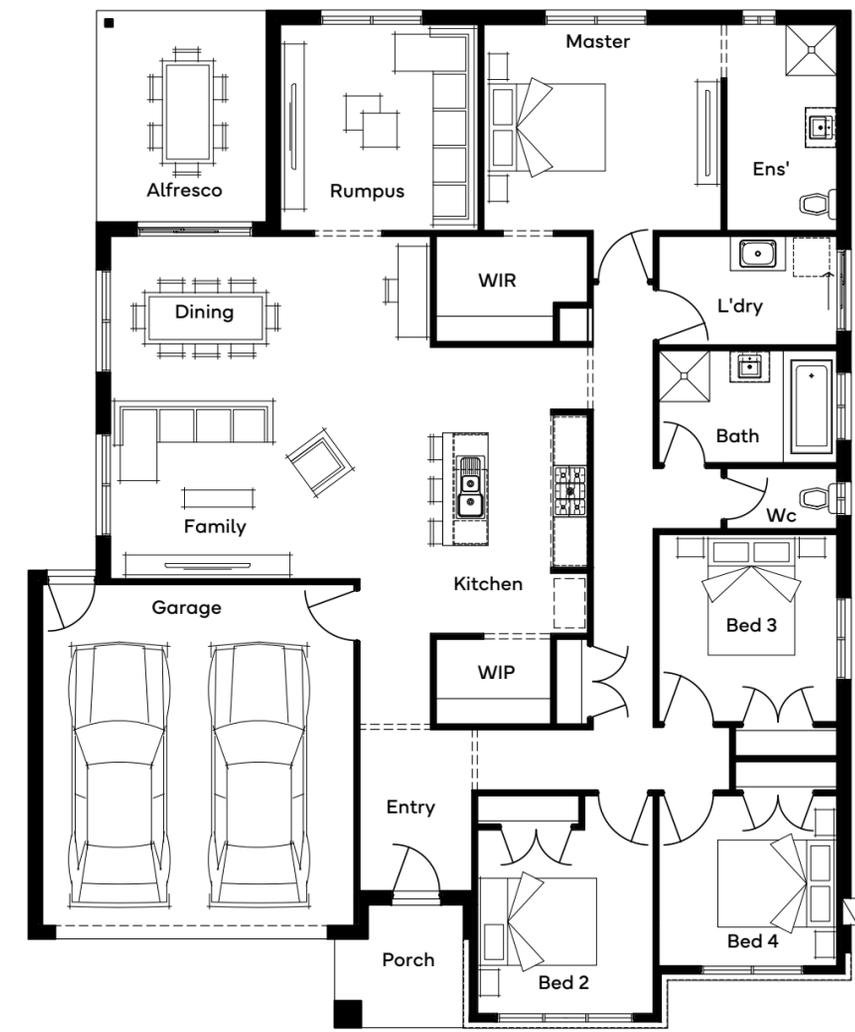
Ground Floor	184.35m <sup>2</sup>	19.84sq
Garage	36.25m <sup>2</sup>	3.90sq
Alfresco	11.16m <sup>2</sup>	1.20sq
Porch	4.57m <sup>2</sup>	0.49sq
<b>Total</b>	<b>236.34m<sup>2</sup></b>	<b>25.44sq</b>

### Structural Options

- + Butler's Pantry
- + Ensuite
- + Rear Flip with Larger Alfresco
- + Kids Retreat
- + Lounge to Front



Scan for all design and facade options available with the Kalbarri 25; or visit [simonds.com.au](http://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.

# Kalbarri 28



Plan Size (WxL) **14.51m x 20.03m**  
 Minimum Lot Size (WxL) **16m x 28m**

### Room Sizes

Master Bedroom	4110 x 4200
Bedroom 2	3240 x 3110
Bedroom 3	3000 x 3150
Bedroom 4	3000 x 3150
Kids Retreat	2660 x 3240
Family	4710 x 4400
Dining	3000 x 4800
Kitchen	3930 x 2770
Rumpus	4110 x 3500
Garage	6000 x 5510
Alfresco	4200 x 3000

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

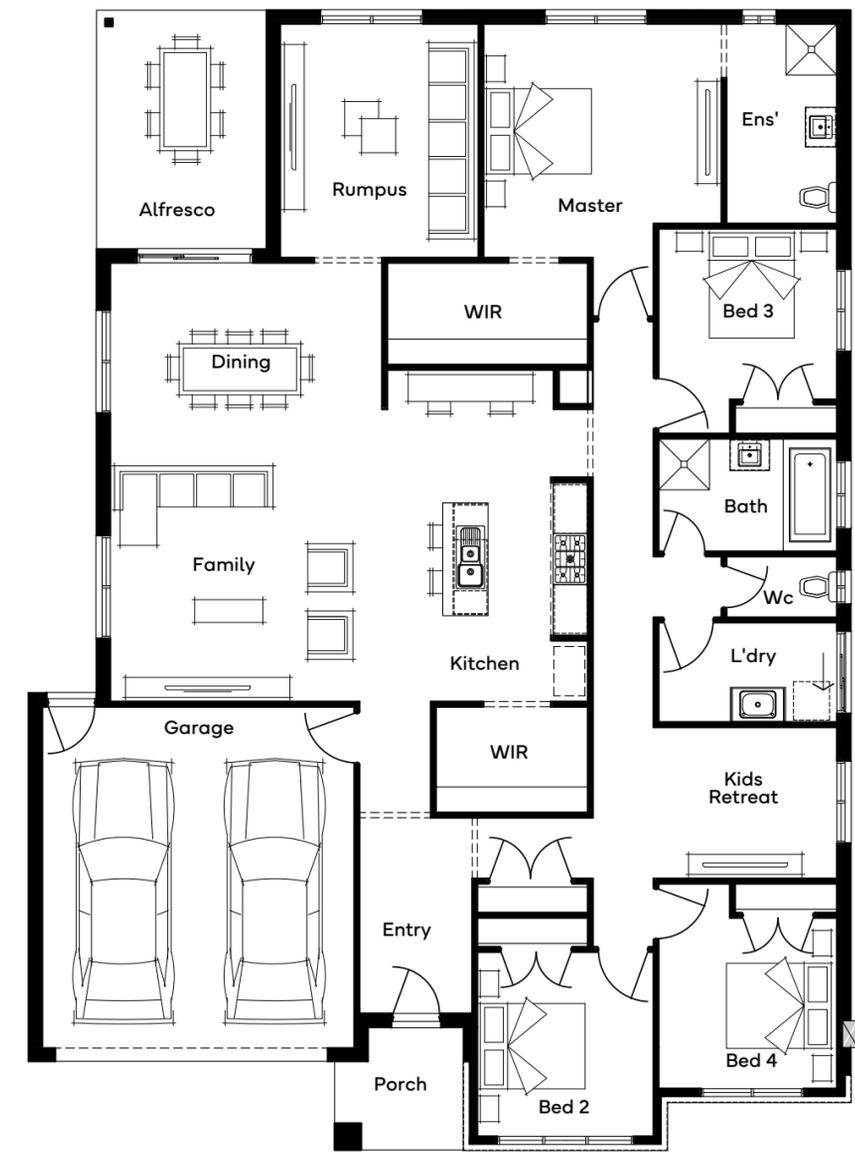
Ground Floor	211.66m <sup>2</sup>	22.78sq
Garage	36.25m <sup>2</sup>	3.90sq
Alfresco	12.60m <sup>2</sup>	1.36sq
Porch	4.57m <sup>2</sup>	0.49sq
<b>Total</b>	<b>265.08m<sup>2</sup></b>	<b>28.53sq</b>

### Structural Options

- + Butler's Pantry
- + Ensuite
- + Rear Flip
- + Lounge to Front

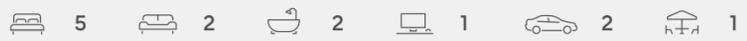


Scan for all design and facade options available with the Kalbarri 28; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

# Kalbarri 30



Plan Size (WxL) **14.51m x 21.47m**  
 Minimum Lot Size (WxL) **16m x 30m**

### Room Sizes

Master Bedroom	4110 x 4200
Bedroom 2	3200 x 3110
Bedroom 3	3100 x 3150
Bedroom 4	3080 x 3150
Bedroom 5	3000 x 3150
Family	4000 x 4400
Meals	3210 x 5000
Kitchen	4040 x 2770
Rumpus	4110 x 3500
Garage	6000 x 5510
Alfresco	4200 x 3000

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

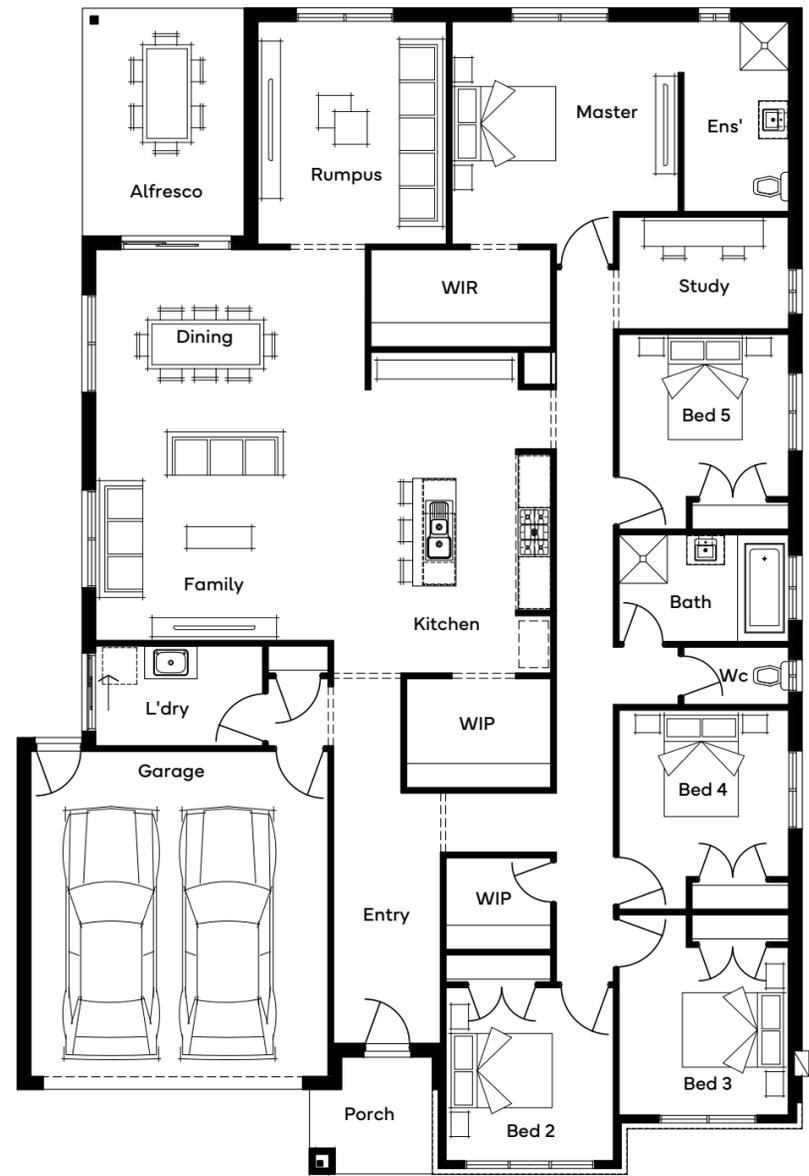
Ground Floor	230.83m <sup>2</sup>	24.85sq
Garage	36.25m <sup>2</sup>	3.90sq
Alfresco	12.60m <sup>2</sup>	1.36sq
Porch	4.57m <sup>2</sup>	0.49sq
<b>Total</b>	<b>284.25m<sup>2</sup></b>	<b>30.60sq</b>

### Structural Options

- + Butler's Pantry
- + Ensuite
- + Kid's Retreat
- + Lounge to front
- + Alt Kitchen



Scan for all design and facade options available with the Kalbarri 30; or visit [simonds.com.au](http://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.

# Rosella 31



Plan Size (WxL) **13.91m x 24.71m**  
 Minimum Lot Size (WxL) **16m x 32m**

### Room Sizes

Master Bedroom	4240 x 3950
Guest Bed	3000 x 3300
Bedroom 3	3120 x 3200
Bedroom 4	3100 x 3200
Family	3700 x 3700
Dining	3950 x 3260
Kitchen	4600 x 4080
Lounge	4030 x 4200
Library Office	2430 x 3850
Garage	6000 x 5510
Alfresco	5290 x 2820

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

Ground Floor	231.25m <sup>2</sup>	24.89sq
Garage	36.34m <sup>2</sup>	3.91sq
Alfresco	14.92m <sup>2</sup>	1.61sq
Porch	4.11m <sup>2</sup>	0.44sq
<b>Total</b>	<b>286.62m<sup>2</sup></b>	<b>30.85sq</b>

### Structural Options

- + Master Ensuite
- + Alt Rear
- + Internal Courtyard
- + Butler's Pantry 1
- + Butler's Pantry 2
- + Bathroom



Scan for all design and facade options available with the Rosella 31; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

# Redhill 30



Plan Size (WxL) **14.39m x 22.79m**  
 Minimum Lot Size (WxL) **16m x 23m**

### Room Sizes

Master Bedroom	3870 x 3470
Bedroom 2	3000 x 3710
Bedroom 3	3000 x 3000
Bedroom 4	3040 x 3000
Theatre	3420 x 4110
Family	4320 x 5390
Dining	3200 x 5390
Kitchen	6090 x 2920
Office	4000 x 2830
Garage	6000 x 5510
Alfresco	3600 x 3600

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

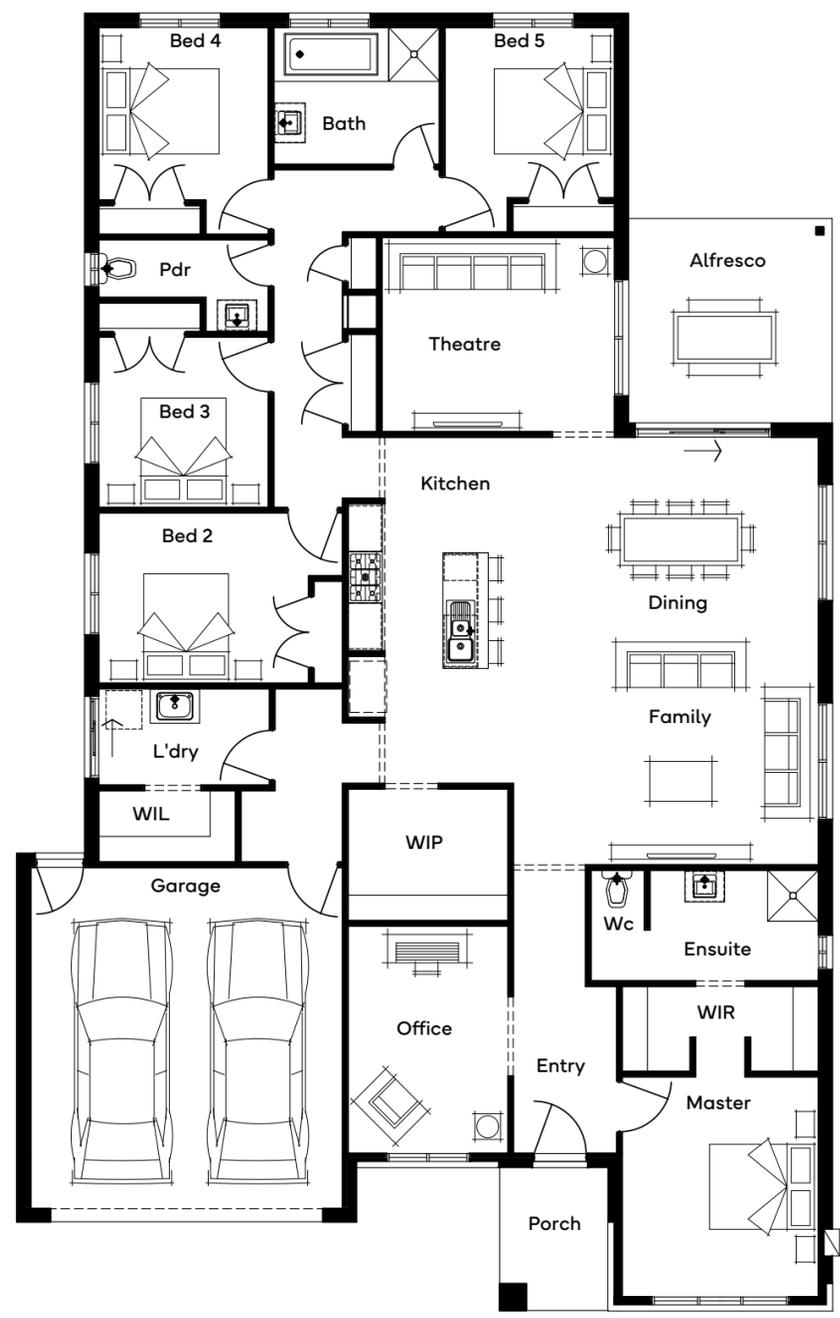
Ground Floor	227.42m <sup>2</sup>	24.48sq
Garage	36.34m <sup>2</sup>	3.91sq
Alfresco	12.96m <sup>2</sup>	1.40sq
Porch	4.84m <sup>2</sup>	0.52sq
<b>Total</b>	<b>281.56m<sup>2</sup></b>	<b>30.31sq</b>

### Structural Options

- + Kitchen 1 & Butler's Pantry
- + Kitchen, Butler's Pantry & Study
- + Kitchen, Butler's Pantry & Laundry
- + Retreat & Powder
- + Ensuite
- + Large Alfresco
- + Raked Ceiling to Family & Dining
- + Raked Ceiling to Family & Dining 2
- + Rear Flip
- + Rear Flip & Study Nook
- + Rear Flip & Butler's Pantry



Scan for all design and facade options available with the Redhill 30; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

# Tamworth 32



Plan Size (WxL) **13.31m x 23.87m**  
 Minimum Lot Size (WxL) **16m x 32m**

### Room Sizes

Master Bedroom	4400 x 3780
Bedroom 2	3000 x 3750
Bedroom 3	3000 x 3730
Bedroom 4	3000 x 3180
Kids Retreat	3270 x 3920
Family	5220 x 4790
Dining	4000 x 5390
Kitchen	6060 x 3020
Garage	6000 x 5510
Alfresco	3360 x 5640

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

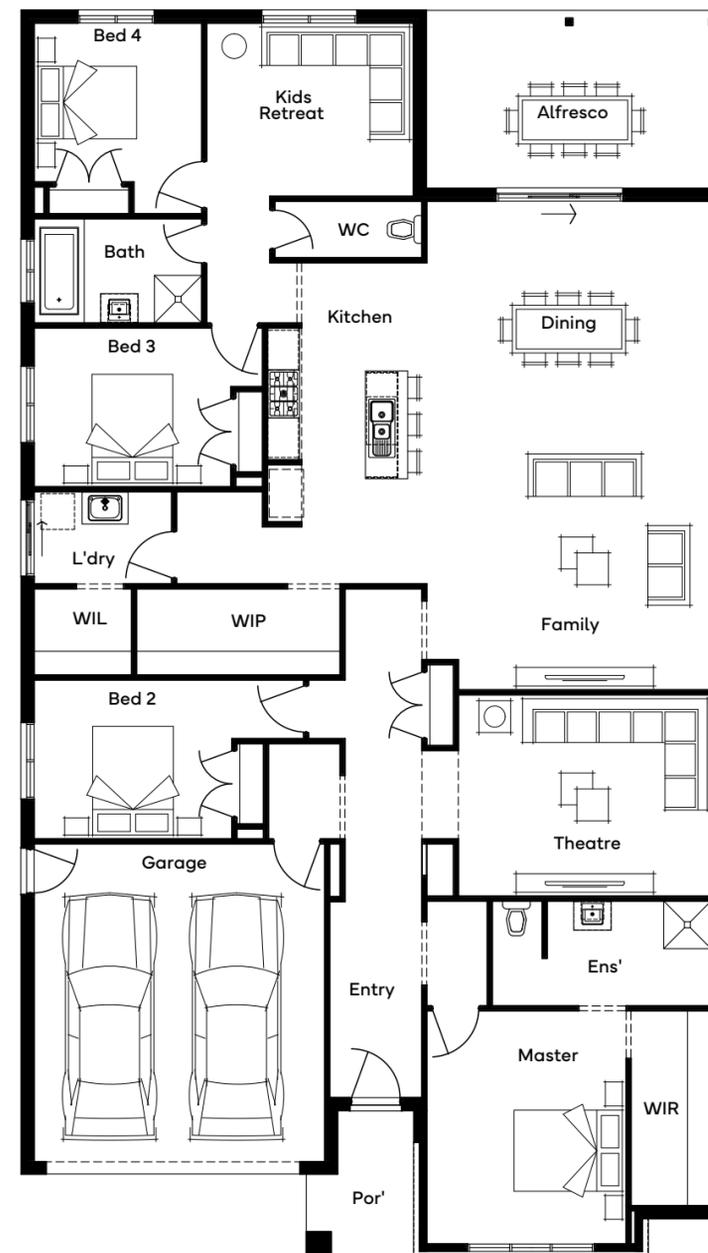
Ground Floor	243.77m <sup>2</sup>	26.24sq
Garage	36.11m <sup>2</sup>	3.89sq
Alfresco	18.95m <sup>2</sup>	2.04sq
Porch	4.92m <sup>2</sup>	0.53sq
<b>Total</b>	<b>303.75m<sup>2</sup></b>	<b>32.70sq</b>

### Structural Options

- + Butler's Pantry
- + Guest Bedroom & Ensuite, Butler's Pantry 2
- + Guest Bedroom & Ensuite, Butler's Pantry
- + Guest Bedroom & Ensuite, WIP



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



Standard floorplan shown

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# Willandra 34



Plan Size (WxL) **13.19m x 25.31m**  
 Minimum Lot Size (WxL) **16m x 32m**

### Room Sizes

Master Bedroom	4000 x 3830
Bedroom 2	3120 x 4670
Bedroom 3	3600 x 3380
Bedroom 4	3670 x 3730
Entertaining	4840 x 3830
MPR	3600 x 3730
Dining	4400 x 4870
Kitchen	2560 x 2670
Living	4500 x 3920
Garage	6000 x 5510
Alfresco	3720 x 4570

### Facade Options

- + Merri

### Specifications

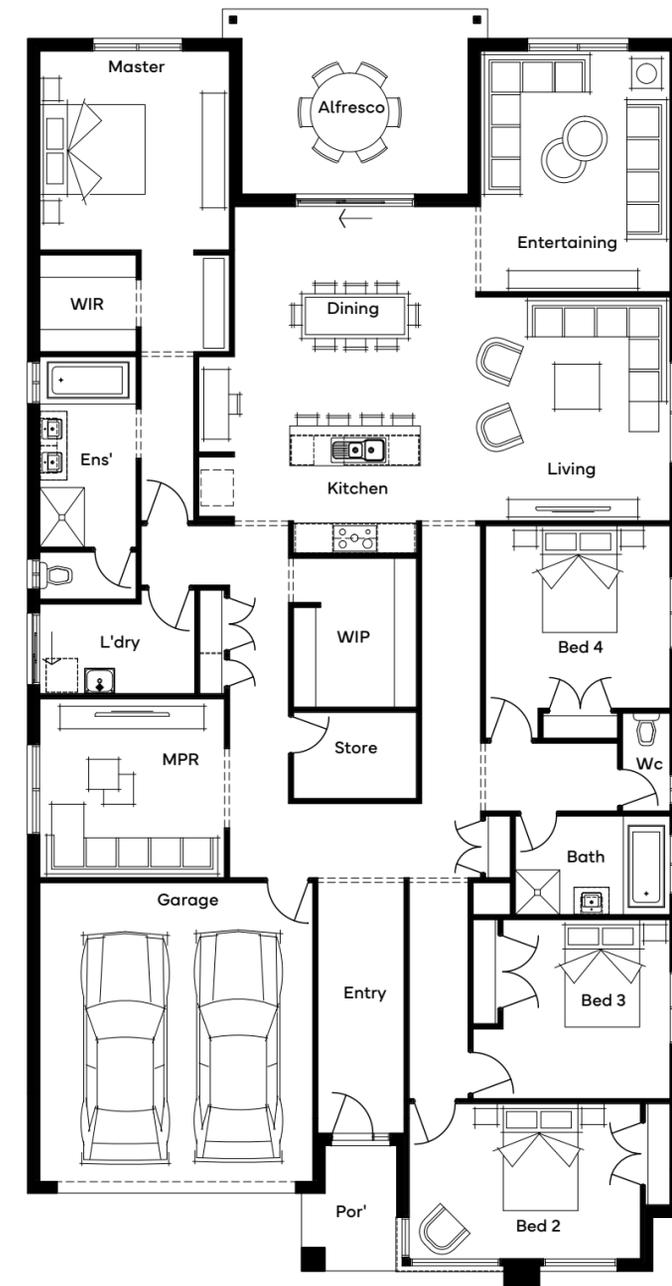
Ground Floor	261.97m <sup>2</sup>	28.20sq
Garage	36.05m <sup>2</sup>	3.88sq
Alfresco	17.47m <sup>2</sup>	1.88sq
Porch	4.39m <sup>2</sup>	0.47sq
Total	319.88m <sup>2</sup>	34.43sq

### Structural Options

- + Alfresco
- + Butler's Pantry
- + Powder
- + Rear Flip
- + Rear Flip & Alfresco
- + Rear Flip & Butler's Pantry
- + Rear Flip & Powder
- + Raked Ceiling & Alfresco
- + Raked Ceiling & Butler's Pantry



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



Standard floorplan shown

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Single Storey

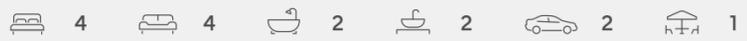
# 18m+ Lot Width

Home Designs

Min Lot Depth	Design							
35	Camperdown 33	4	4	2	2	-	2	1



# Camperdown 33



Plan Size (WxL) **16.55m x 25.79m**  
 Minimum Lot Size (WxL) **18m x 35m**

### Room Sizes

Master Bedroom	4110 x 3950
Bedroom 2	3000 x 3000
Bedroom 3	3000 x 3000
Bedroom 4	3000 x 3000
Theatre	3450 x 4550
Family	4390 x 4870
Dining	3030 x 5670
Kitchen	2650 x 4160
Kids Retreat	4510 x 3140
Garage	6000 x 5670
Alfresco	5760 x 4080

### Facade Options

- + Olley
- + Dune
- + Catani
- + Garrett
- + Leonda
- + Bellbrae
- + Botanic
- + Pier
- + Collie
- + Mowbray

### Specifications

Ground Floor	242.32m <sup>2</sup>	26.08sq
Garage	38.16m <sup>2</sup>	4.11sq
Alfresco	23.50m <sup>2</sup>	2.53sq
Porch	5.30m <sup>2</sup>	0.57sq
<b>Total</b>	<b>309.28m<sup>2</sup></b>	<b>33.29sq</b>

### Structural Options

- + Master Ensuite
- + Butler's Pantry Upgrade ILO Powder
- + Bed 5 & Study ILO Rumpus
- + Kids Retreat ILO Theatre
- + Raked Ceiling to Living Areas
- + Added Alfresco
- + 5 Bed, 4 Living, Alternate Alfresco with Raked Ceiling to Kitchen, Dining & Alfresco



Scan for all design and facade options available with the Camperdown 33; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown



ELEVATE RANGE

# Double Storey

DESIGNS

# Double Storey Facades



Astor

✓ INCLUDED



Bennett

✓ INCLUDED



Anchor

+ UPGRADE



Emerald

+ UPGRADE



Brookstead

✓ INCLUDED



Farleigh

✓ INCLUDED



Labassa

+ UPGRADE



Wallman

+ UPGRADE



Fortuna

✓ INCLUDED



Jetty

✓ INCLUDED

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).

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.

Double Storey

# 12.5m+ Lot Width

Home Designs

Min Lot Depth	Design							
25	Vasse 27	3	3	2	1	-	2	1
32	Hillston 30	5	2	2	1	1	2	1
32	Tallaganda 34	6	3	2	1	-	2	-
30	Ironbark 32	4	4	2	1	2	1	-
28	Ironbark 36	4	3	2	1	2	1	1
25	Ironbark 37	4	5	2	1	1	2	1
28	Walkerville 38	5	5	2	2	1	2	1



# Hillston 30



Plan Size (WxL) **10.43m x 16.91m**  
 Minimum Lot Size (WxL) **12.5m x 32m**

### Room Sizes

Master Bedroom	4240 x 4550
Bedroom 2	3000 x 3390
Bedroom 3	3090 x 3640
Bedroom 4	3100 x 3100
Rumpus	3500 x 3740
Family	3750 x 5030
Dining	3350 x 4300
Kitchen	2720 x 3680
Garage	6000 x 5510
Alfresco	3600 x 3000

### Facade Options

- + Bennett
- + Jetty
- + Farleigh
- + Brookstead
- + Fortuna
- + Astor
- + Wallman
- + Anchor
- + Labassa
- + Emerald

### Specifications

Ground Floor	96.59m <sup>2</sup>	10.40sq
First Floor	131.62m <sup>2</sup>	14.17sq
Garage	36.54m <sup>2</sup>	3.93sq
Alfresco	10.80m <sup>2</sup>	1.16sq
Porch	4.11m <sup>2</sup>	0.44sq
<b>Total</b>	<b>279.66m<sup>2</sup></b>	<b>30.10sq</b>

### Structural Options

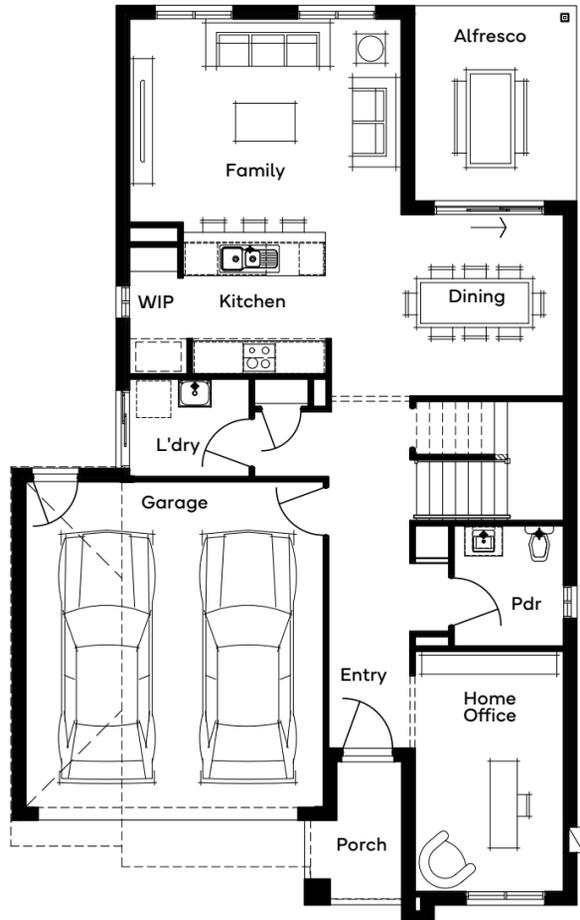
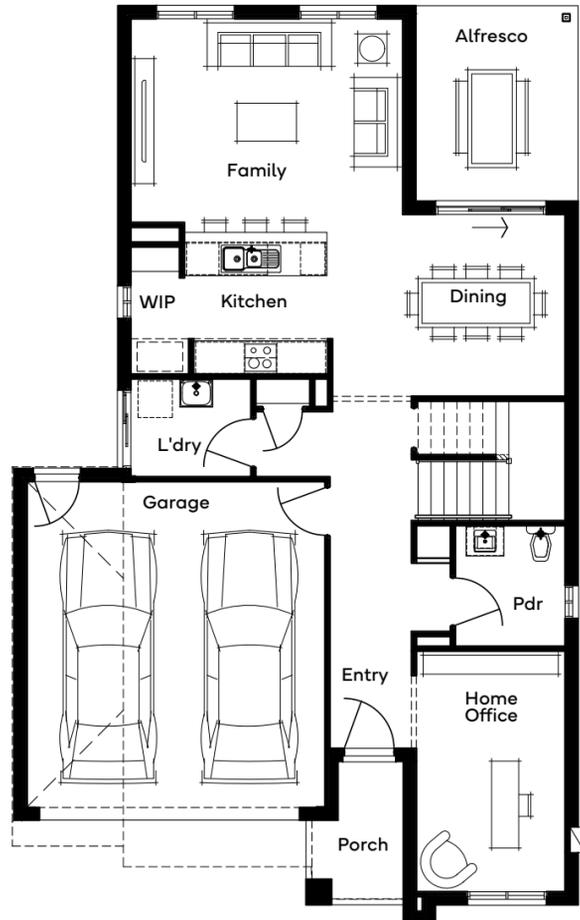
- + WIP
- + Butler's Pantry
- + Guest Bed
- + Sitting Room
- + Study & Dining
- + ILO Alfresco
- + Study, Dining & Alfresco
- + Rear Flip
- + Rear Flip
- + Ensuite
- + Master Retreat
- + Master to Rear
- + Master to Rear & Ensuite
- + Master Over Garage



Scan for all design and facade options available with the Hillston 30; or visit [simonds.com.au](http://simonds.com.au)

GROUND FLOOR

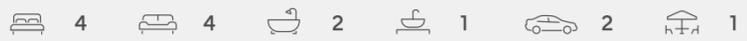
FIRST FLOOR



Standard floorplan shown

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# Ironbark 32



Plan Size (WxL) **11.03m x 17.99m**  
 Minimum Lot Size (WxL) **12.5m x 30m**

### Room Sizes

Master Bedroom	3400 x 4430
Bedroom 2	3300 x 3000
Bedroom 3	3340 x 3310
Bedroom 4	3340 x 3310
Retreat	3000 x 3480
Family	4310 x 4280
Dining	3350 x 3570
Kitchen	4120 x 2410
Rumpus	4240 x 4220
Library	3000 x 2510
Living	4070 x 2510
Garage	6000 x 5510
Alfresco	3360 x 3120

### Facade Options

- + Bennett
- + Jetty
- + Farleigh
- + Brookstead
- + Fortuna
- + Astor
- + Wallman
- + Anchor
- + Labassa
- + Emerald

### Specifications

Ground Floor	112.63m <sup>2</sup>	12.12sq
First Floor	137.99m <sup>2</sup>	14.85sq
Garage	36.31m <sup>2</sup>	3.91sq
Alfresco	10.48m <sup>2</sup>	1.13sq
Porch	4.04m <sup>2</sup>	0.43sq
<b>Total</b>	<b>301.45m<sup>2</sup></b>	<b>32.45sq</b>

### Structural Options

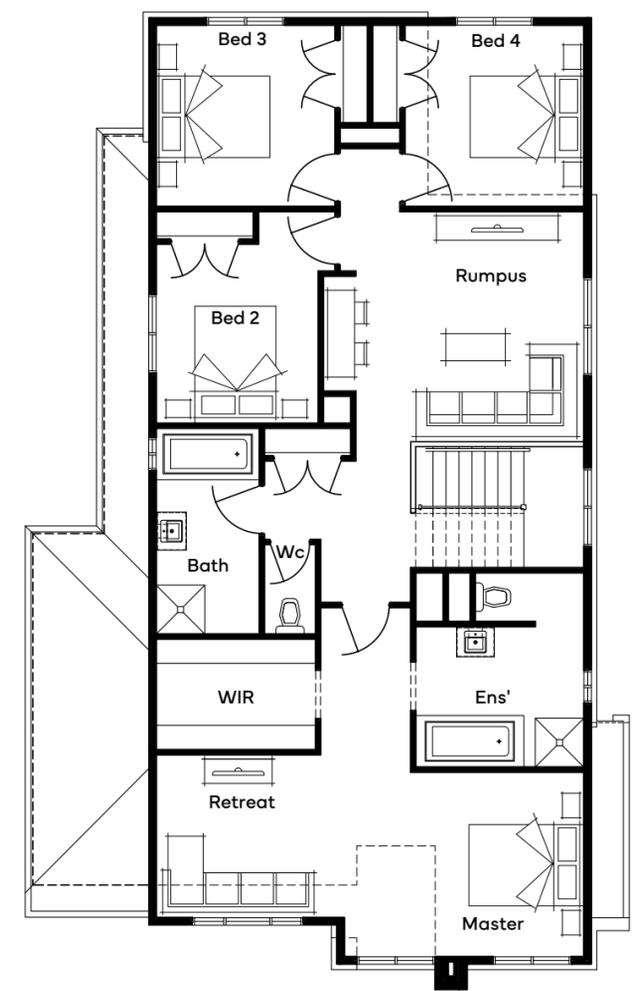
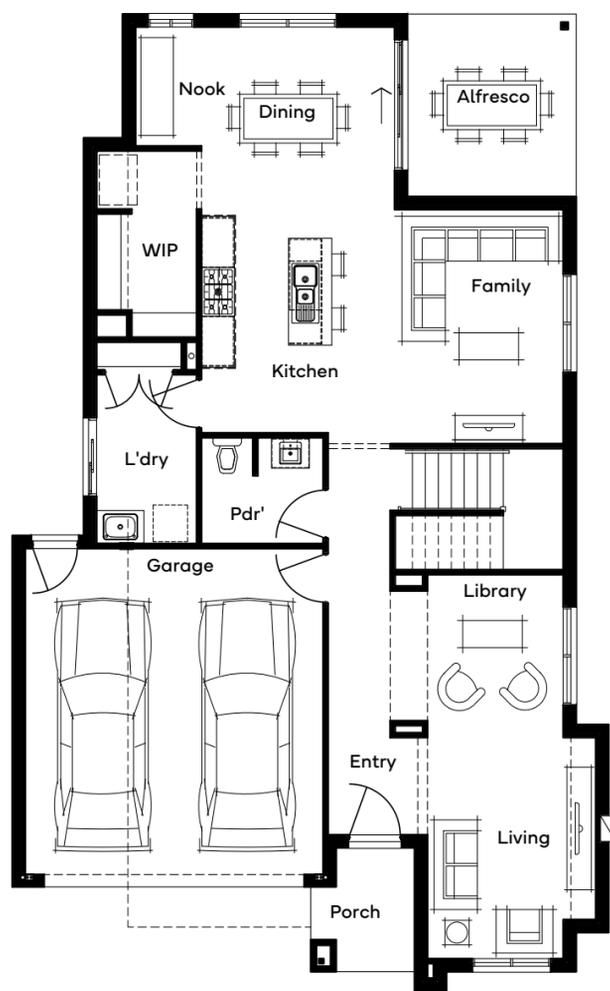
- + Kitchen & Family
- + Guest Bed
- + 5 Bed
- + Master To Front
- + Kitchen Option



Scan for all design and facade options available with the Ironbark 33; or visit [simonds.com.au](http://simonds.com.au)

GROUND FLOOR

FIRST FLOOR



Standard floorplan shown

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# Ironbark 36



Plan Size (WxL) **11.03m x 21.59m**  
 Minimum Lot Size (WxL) **12.5m x 30m**

### Room Sizes

Master Bedroom	3850 x 4430
Bedroom 2	3490 x 3000
Bedroom 3	3400 x 3180
Bedroom 4	3400 x 3110
Rumpus	4090 x 4220
Family	4200 x 4350
Meals	3000 x 4550
Kitchen	3180 x 4280
Living	4070 x 2510
Garage	6000 x 5510
Alfresco	3480 x 3360

### Facade Options

- + Bennett
- + Jetty
- + Farleigh
- + Brookstead
- + Fortuna
- + Astor
- + Wallman
- + Anchor
- + Labassa
- + Emerald

### Specifications

Ground Floor	143.35m <sup>2</sup>	15.43sq
First Floor	138.97m <sup>2</sup>	14.96sq
Garage	36.31m <sup>2</sup>	3.91sq
Alfresco	11.69m <sup>2</sup>	1.26sq
Porch	4.04m <sup>2</sup>	0.43sq
<b>Total</b>	<b>334.36m<sup>2</sup></b>	<b>35.99sq</b>

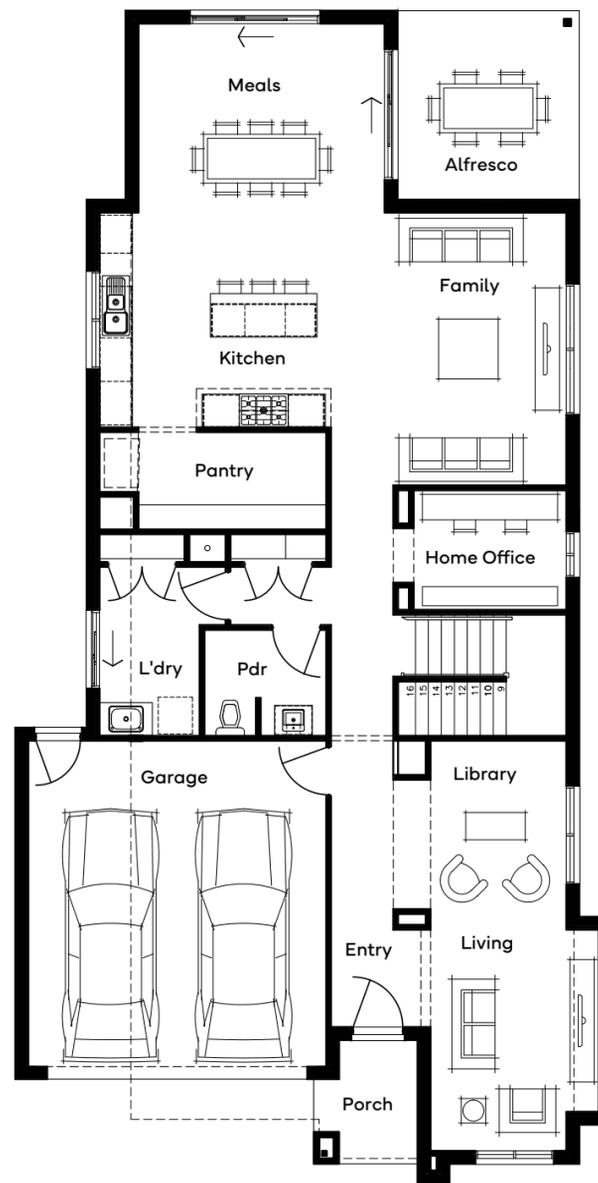
### Structural Options

- + Kitchen & Family
- + Guest Bed
- + Theatre
- + Large Alfresco
- + 5 Bed 1
- + Master to Rear 1
- + Master to Rear 2
- + Master to Rear 2 & Rear Balcony
- + 5 Bed 2
- + Rear Balcony

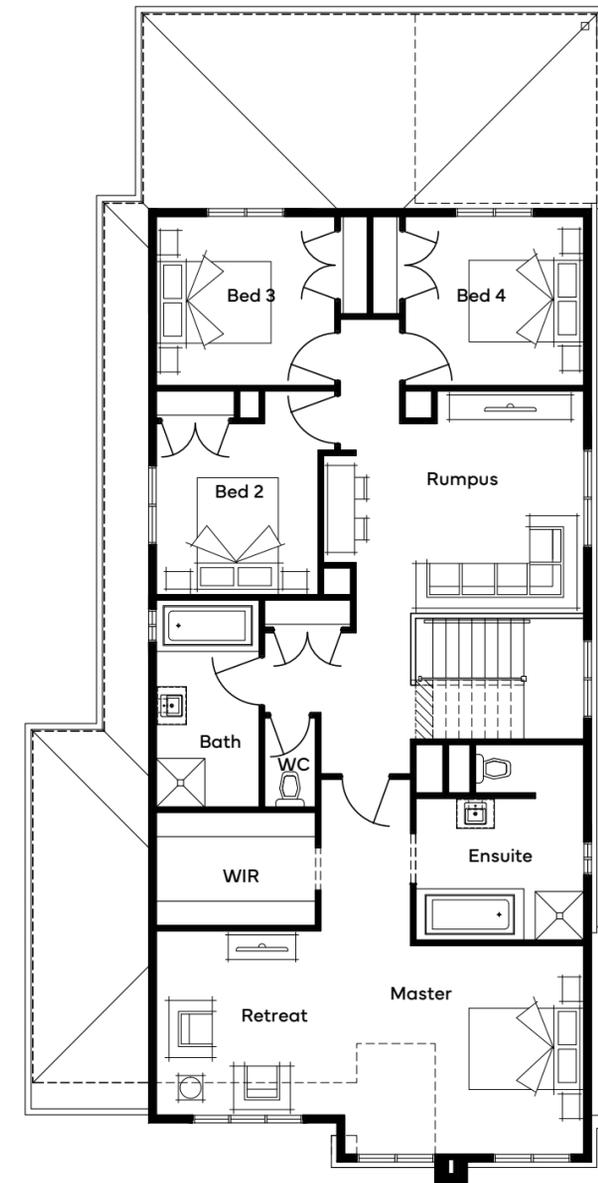


Scan for all design and facade options available with the Ironbark 36; or visit [simonds.com.au](http://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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# Ironbark 37



Plan Size (WxL) **11.03m x 17.99m**  
 Minimum Lot Size (WxL) **12.5m x 30m**

### Room Sizes

Master Bedroom	3850 x 4430
Bedroom 2	3490 x 3000
Bedroom 3	3400 x 3180
Bedroom 4	3400 x 3110
Rumpus	4090 x 4220
Family	4200 x 4350
Meals	3000 x 4550
Kitchen	3180 x 4280
Living	4070 x 2510
Garage	6000 x 5510
Alfresco	3480 x 3360

### Facade Options

- + Bennett
- + Jetty
- + Farleigh
- + Brookstead
- + Fortuna
- + Astor
- + Wallman
- + Anchor
- + Labassa
- + Emerald

### Specifications

Ground Floor	112.63m <sup>2</sup>	12.12sq
First Floor	137.99m <sup>2</sup>	14.85sq
Garage	36.31m <sup>2</sup>	3.91sq
Alfresco	10.48m <sup>2</sup>	1.13sq
Porch	4.04m <sup>2</sup>	0.43sq
<b>Total</b>	<b>301.45m<sup>2</sup></b>	<b>32.45sq</b>

### Structural Options

- + Kitchen & Family
- + Guest Bed
- + 5 Bed
- + Master To Front
- + Kitchen



Scan for all design and facade options available with the Ironbark 37, or visit [simonds.com.au](http://simonds.com.au)

GROUND FLOOR

FIRST FLOOR



Standard floorplan shown

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# Tallaganda 34

 6  
  3  
  2  
  1  
  2

Plan Size (WxL)                      Minimum Lot Size (WxL)  
**10.31m x 21.23m**                      **12.5m x 32m**

### Room Sizes

Master Bedroom	4000 x 4230
Bedroom 2	3400 x 3600
Bedroom 3	3300 x 3320
Bedroom 4	3300 x 3300
Bedroom 5	3130 x 3050
Guest	3400 x 3590
Family	5700 x 4100
Dining	3620 x 3810
Living	4700 x 2510
Kitchen	3080 x 2510
Rumpus	4100 x 3690
Garage	6000 x 5510

### Facade Options

- + Bennett
- + Jetty
- + Farleigh
- + Brookstead
- + Fortuna
- + Astor
- + Wallman
- + Anchor
- + Labassa
- + Emerald

### Specifications

Ground Floor	141.33m <sup>2</sup>	15.21sq
First Floor	138.60m <sup>2</sup>	14.92sq
Garage	36.54m <sup>2</sup>	3.93sq
Porch	4.12m <sup>2</sup>	0.44sq
<b>Total</b>	<b>320.59m<sup>2</sup></b>	<b>34.51sq</b>

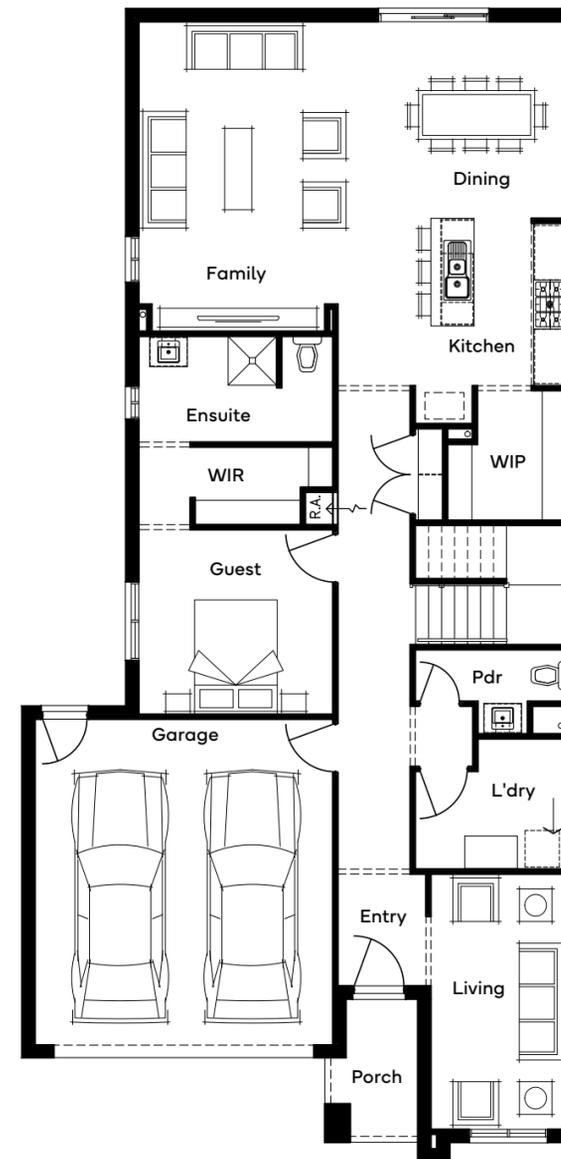
### Structural Options

- + Alfresco
- + Kitchen Upgrade
- + Theatre
- + Theatre & Alfresco
- + Bath Upgrade
- + Bed 2 & Ensuite
- + Ensuite Option 1
- + Ensuite Option 2
- + Master to Rear

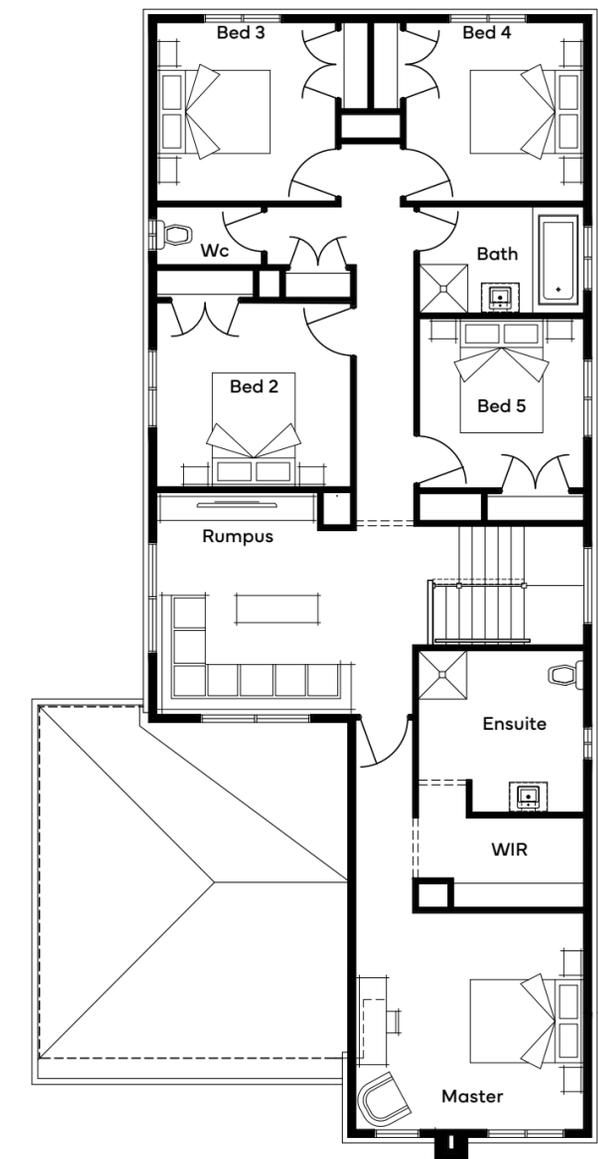


Scan for all design and facade options available with the Tallaganda 34; or visit [simonds.com.au](http://simonds.com.au)

GROUND FLOOR



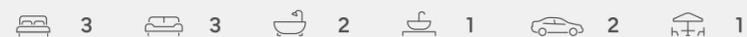
FIRST FLOOR



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.

# Vasse 27



Plan Size (WxL) **10.43m x 17.03m**  
 Minimum Lot Size (WxL) **12.5m x 25m**

### Room Sizes

Master Bedroom	3400 x 4350
Bedroom 2	3200 x 3190
Bedroom 3	3000 x 3190
Kids Retreat	3000 x 3280
Sitting	3900 x 2750
Dining	2780 x 4430
Kitchen	3310 x 2480
Living	3330 x 3720
Garage	6000 x 5510

### Facade Options

- + Bennett
- + Jetty
- + Farleigh
- + Brookstead
- + Fortuna
- + Astor
- + Wallman
- + Anchor
- + Labassa
- + Emerald

### Specifications

Ground Floor	98.56m <sup>2</sup>	10.61sq
First Floor	107.32m <sup>2</sup>	11.55sq
Garage	36.51m <sup>2</sup>	3.93sq
Alfresco	10.27m <sup>2</sup>	1.11sq
Porch	4.13m <sup>2</sup>	0.44sq
<b>Total</b>	<b>256.79m<sup>2</sup></b>	<b>27.64sq</b>

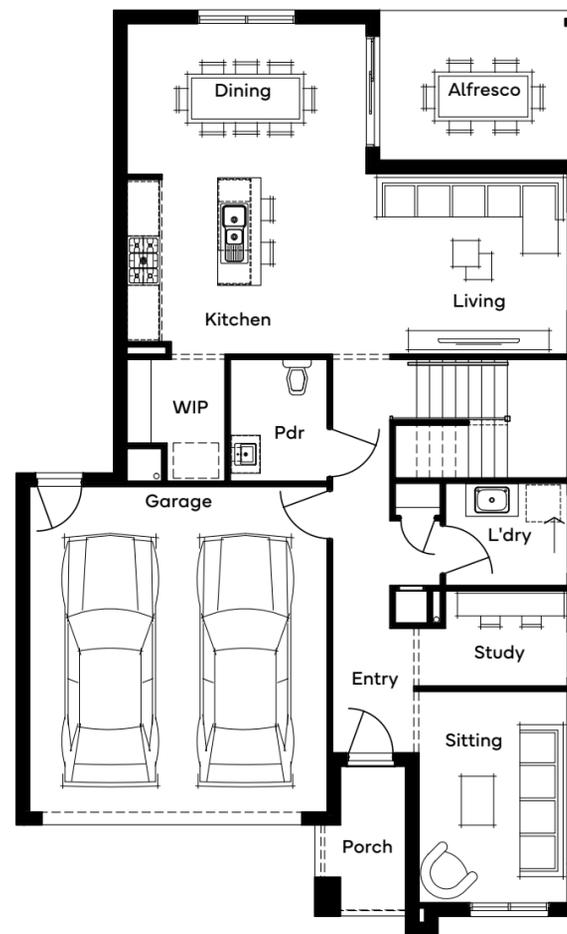
### Structural Options

- + Bed 4
- + Butler's Pantry
- + Ensuite
- + Guest Bed

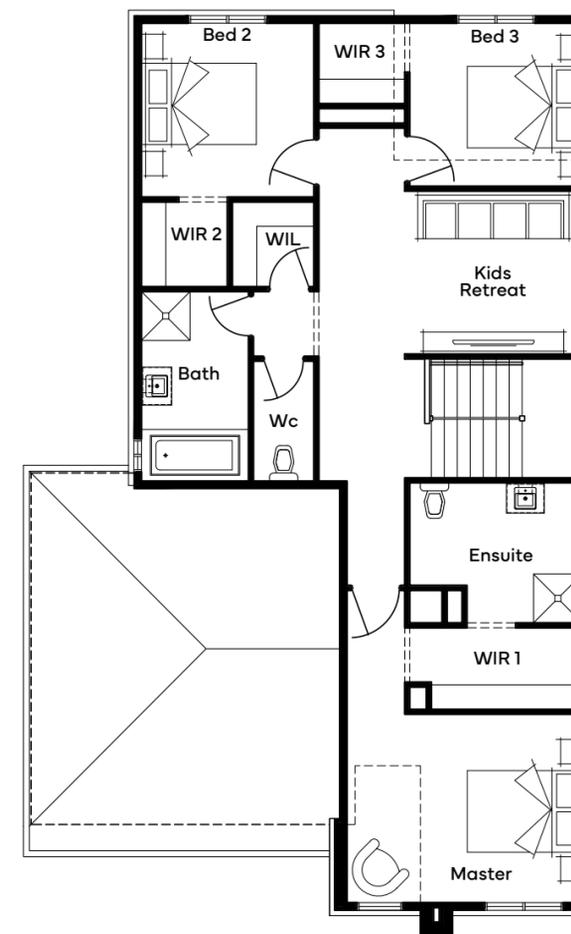


Scan for all design and facade options available with the Vasse 27, or visit [simonds.com.au](http://simonds.com.au)

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.

# Walkerville 38



Plan Size (WxL) **11.15m x 20.63m**  
 Minimum Lot Size (WxL) **12.5m x 28m**

### Room Sizes

Master Bedroom	4120 x 4990
Bedroom 2	3260 x 3470
Bedroom 3	3070 x 3120
Bedroom 4	4160 x 3310
Rumpus	5340 x 4470
Retreat	3400 x 3040
Dining	2910 x 4550
Kitchen	4040 x 2310
Study	3240 x 2510
Theatre	4290 x 4190
Living	4310 x 3230
Garage	6270 x 5510
Alfresco	3000 x 3480

### Facade Options

- + Bennett
- + Astor
- + Jetty
- + Wallman
- + Farleigh
- + Anchor
- + Brookstead
- + Labassa
- + Fortuna
- + Emerald

### Specifications

Ground Floor	141.61m <sup>2</sup>	15.24sq
First Floor	164.18m <sup>2</sup>	17.67sq
Garage	37.51m <sup>2</sup>	4.04sq
Alfresco	10.44m <sup>2</sup>	1.12sq
Porch	4.04m <sup>2</sup>	0.43sq
<b>Total</b>	<b>357.78m<sup>2</sup></b>	<b>38.51sq</b>

### Structural Options

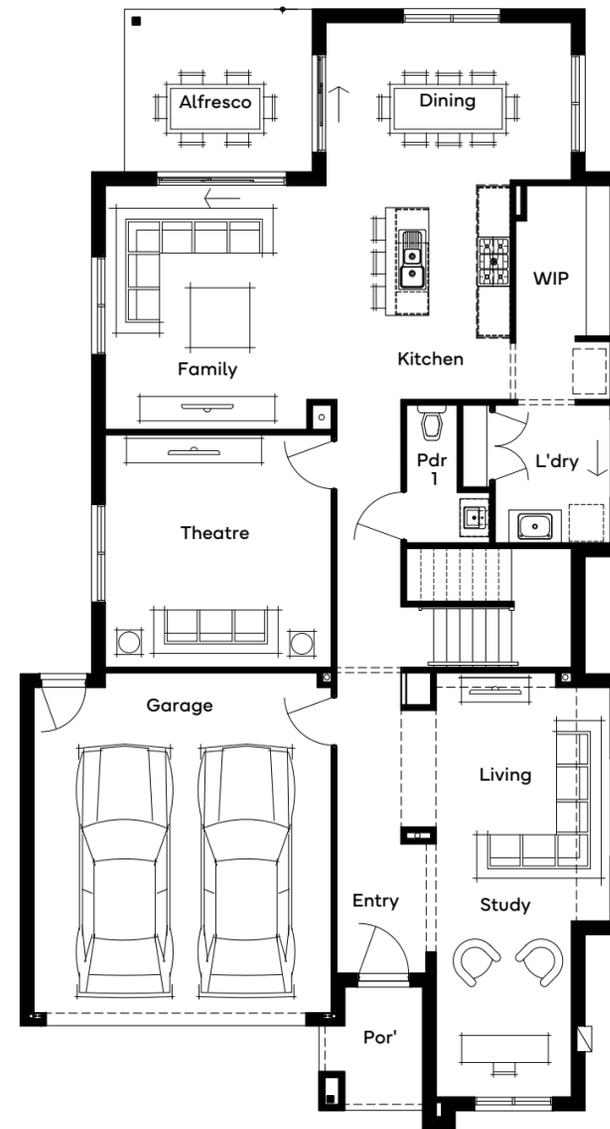
- + Guest Bed, Ensuite & Wir
- + Alt Rumpus, Wet Areas & Study



Scan for all design and facade options available with the Walkerville 38; or visit [simonds.com.au](http://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

# 14m+ Lot Width

Home Designs

Min Lot Depth	Design							
25	Armidale 34	4	3	2	1	-	2	-
28	Armidale 38	5	4	3	1	-	2	1
28	Gisborne 34	4	3	2	1	-	2	-
25	Jackalope 29	4	2	3	1	-	2	1
25	Oakridge 35	6	2	3	1	1	2	1



# Armidale 34

4  
 3  
 2  
 1  
 2

Plan Size (WxL)      Minimum Lot Size (WxL)  
**11.99m x 17.63m**      **14m x 25m**

### Room Sizes

Master Bedroom	4000 x 5900
Bedroom 2	3150 x 3350
Bedroom 3	3150 x 3350
Bedroom 4	3150 x 3350
Family	4670 x 3890
Dining	4670 x 3400
Kitchen	4160 x 2540
Living	3800 x 3710
Rumpus	3500 x 5090
Garage	6000 x 5520
Alfresco	0000 x 0000

### Facade Options

- + Bennett
- + Jetty
- + Farleigh
- + Brookstead
- + Fortuna
- + Astor
- + Wallman
- + Anchor
- + Labassa
- + Emerald

### Specifications

Ground Floor	141.09m <sup>2</sup>	15.19sq
First Floor	138.73m <sup>2</sup>	14.93sq
Garage	36.28m <sup>2</sup>	3.91sq
Porch	4.20m <sup>2</sup>	0.45sq
<b>Total</b>	<b>320.30m<sup>2</sup></b>	<b>34.48sq</b>

### Structural Options

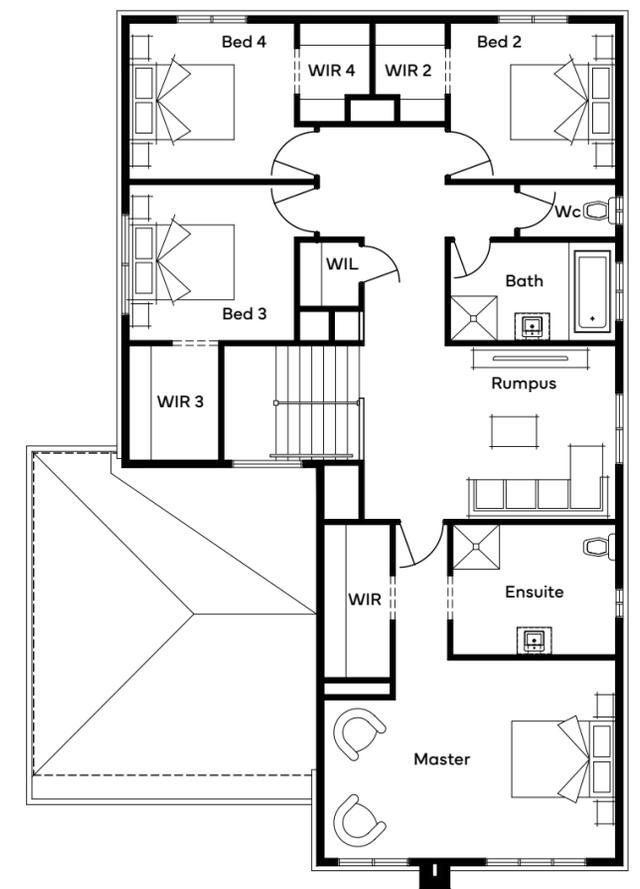
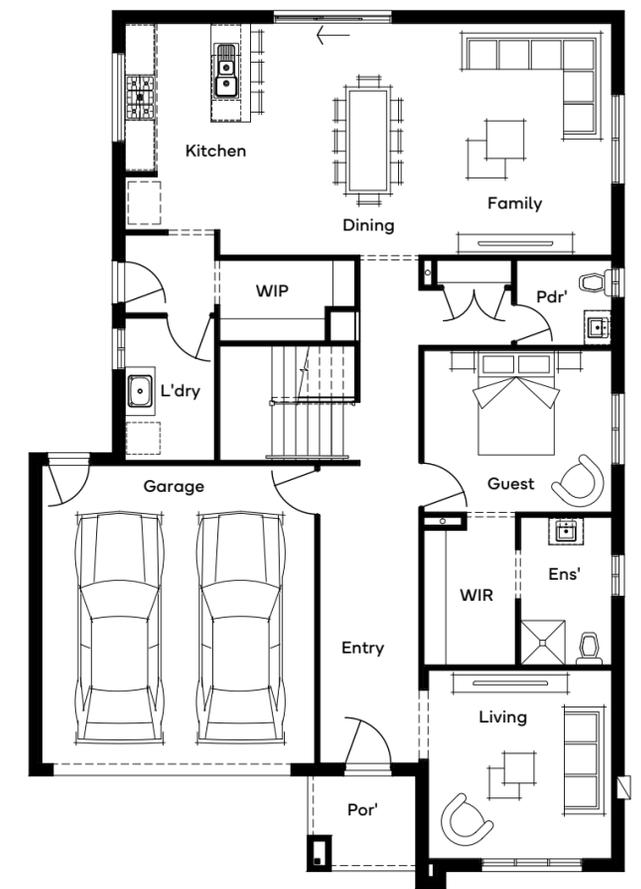
- + Laundry, Butler's Pantry & Powder Rear Flip
- + Powder to Front
- + Guest to Front
- + Alfresco & Larger Living ILO Second Living
- + 6th Bedroom ILO Rumpus
- + Ensuite
- + Build Over Garage with Master Retreat and Study



Scan for all design and facade options available with the Armidale 34, or visit [simonds.com.au](http://simonds.com.au)

GROUND FLOOR

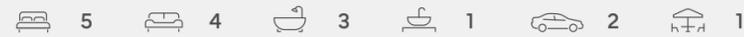
FIRST FLOOR



Standard floorplan shown

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# Armidale 38



Plan Size (WxL) **11.99m x 20.75m**  
 Minimum Lot Size (WxL) **14m x 28m**

### Room Sizes

Master Bedroom	4000 x 5900
Bedroom 2	3150 x 3350
Bedroom 3	3150 x 3350
Bedroom 4	3150 x 3350
Guest Bed	3260 x 3800
Family	4670 x 3890
Dining	4670 x 3400
Kitchen	4160 x 2540
Living	3800 x 3710
Rumpus	3500 x 5090
Garage	6000 x 5520
Alfresco	3120 x 5280

### Facade Options

- + Bennett
- + Astor
- + Jetty
- + Wallman
- + Farleigh
- + Anchor
- + Brookstead
- + Labassa
- + Fortuna
- + Emerald

### Specifications

Ground Floor	156.79m <sup>2</sup>	16.88sq
First Floor	138.73m <sup>2</sup>	14.93sq
Garage	36.29m <sup>2</sup>	3.91sq
Alfresco	16.47m <sup>2</sup>	1.77sq
Porch	4.20m <sup>2</sup>	0.45sq
Total	352.48m <sup>2</sup>	37.94sq

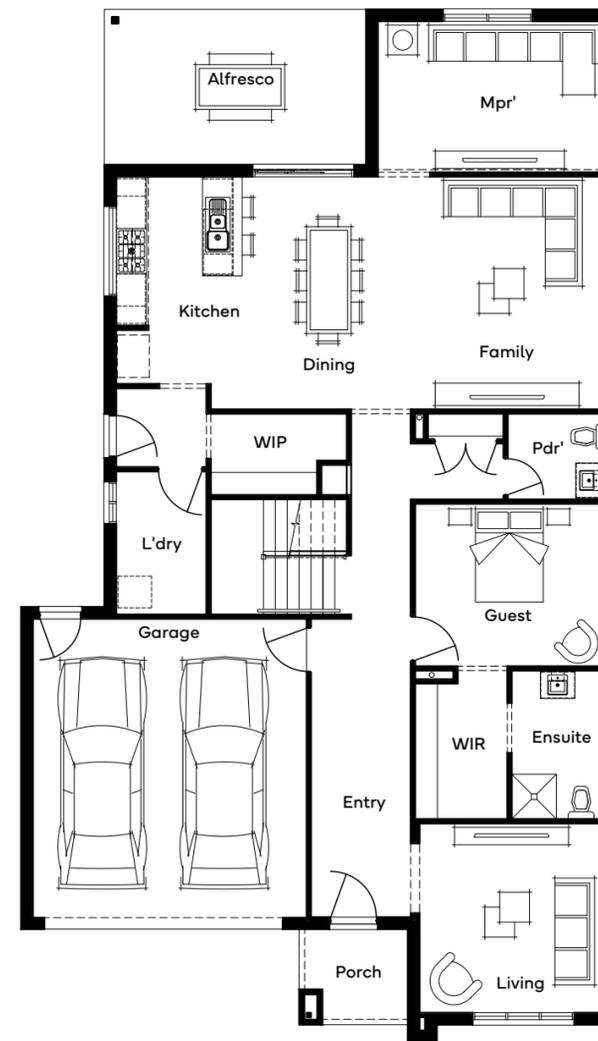
### Structural Options

- + Alt Laundry, Butler's Pantry & Powder Rear
- + Alt Laundry, Butler's Pantry, Dining & Alfresco
- + Alt Laundry, Butler's Pantry & Alfresco
- + Powder to Front
- + Guest to Front
- + 6th Bed ILO Rumpus
- + Master Ensuite
- + Build Over Garage with Master Retreat & Study

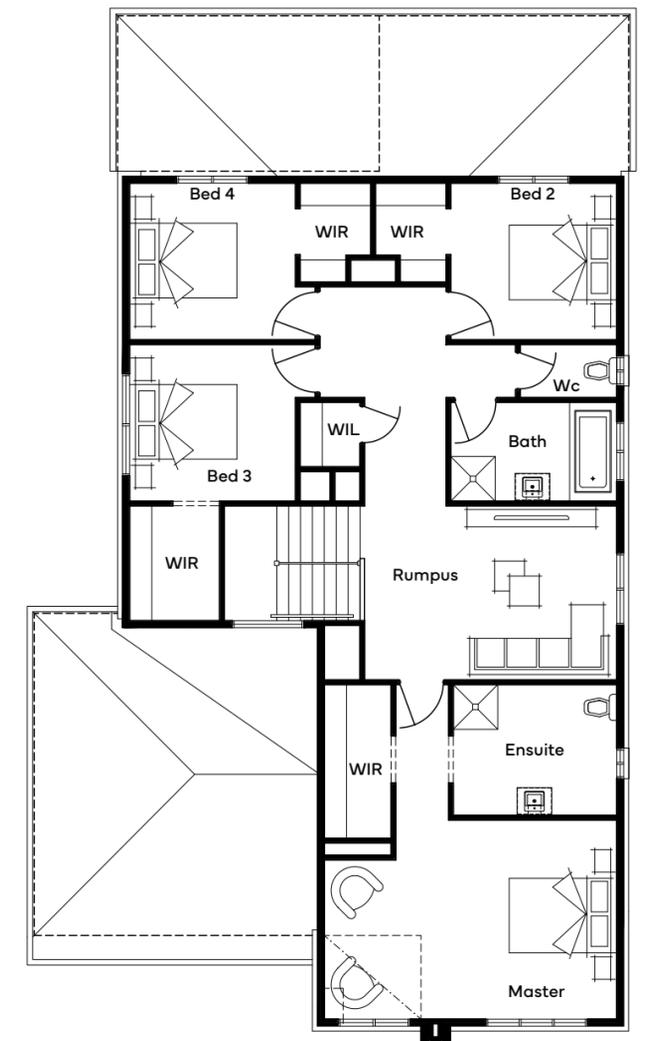


Scan for all design and facade options available with the Armidale 38, or visit [simonds.com.au](http://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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# Gisborne 34

4  
 3  
 2  
 1  
 2

Plan Size (WxL)      Minimum Lot Size (WxL)  
**11.99m x 17.75m**      **14m x 28m**

### Room Sizes

Master Bedroom	3700 x 4200
Bedroom 2	3300 x 3000
Bedroom 3	3300 x 3000
Bedroom 4	3300 x 3000
Family	4000 x 4960
Dining	4790 x 4210
Kitchen	4920 x 2610
Living	5710 x 3830
Rumpus	4800 x 4360
Retreat	3700 x 4430
Garage	6000 x 5550

### Facade Options

- + Bennett
- + Jetty
- + Farleigh
- + Brookstead
- + Fortuna
- + Astor
- + Wallman
- + Anchor
- + Labassa
- + Emerald

### Specifications

Ground Floor	130.71m <sup>2</sup>	14.07sq
First Floor	147.30m <sup>2</sup>	15.86sq
Garage	36.76m <sup>2</sup>	3.96sq
Porch	4.16m <sup>2</sup>	0.45sq
<b>Total</b>	<b>318.93m<sup>2</sup></b>	<b>34.33sq</b>

### Structural Options

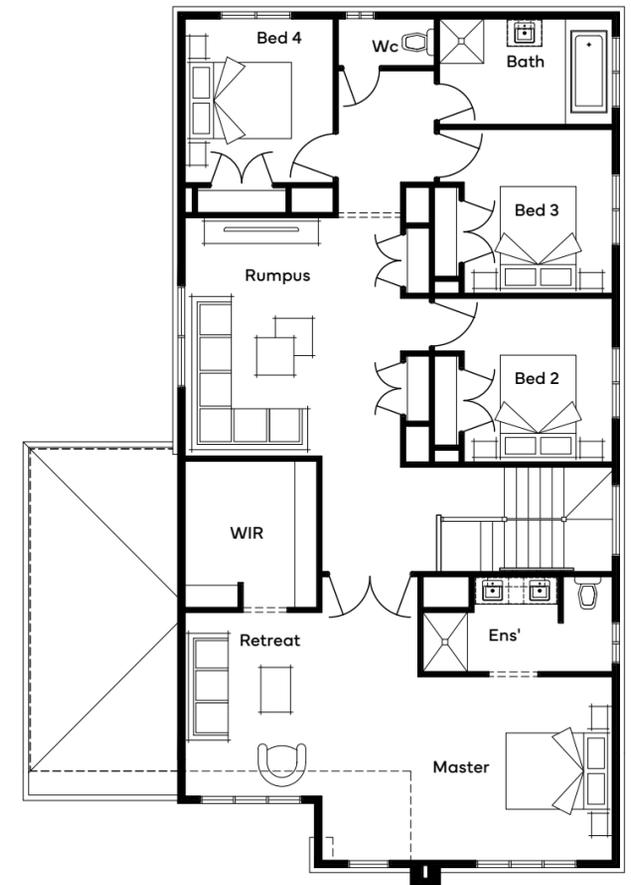
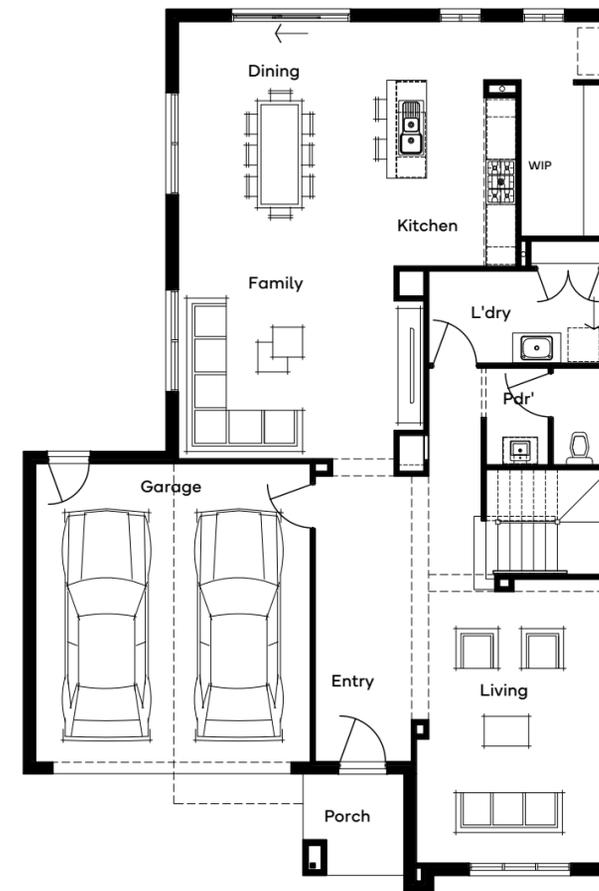
- + Butler's Pantry
- + Laundry
- + GF Powder/Ensuite
- + Guest Bed
- + Laundry Chute
- + WIL
- + Bed 5, Dressing Room & Rumpus
- + WIR to All Minor Beds
- + Alfresco
- + Alfresco & Family



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

GROUND FLOOR

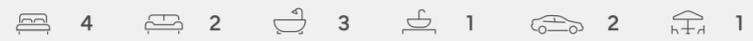
FIRST FLOOR



Standard floorplan shown

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# Jackalope 29



Plan Size (WxL) **11.99m x 16.91m**  
 Minimum Lot Size (WxL) **14m x 25m**

### Room Sizes

Master Bedroom	3550 x 5870
Bedroom 2	3600 x 3000
Bedroom 3	3500 x 3100
Guest Bed	3300 x 3350
Family	4710 x 3720
Dining	4710 x 3180
Kitchen	4710 x 2690
Theatre	3030 x 3950
Garage	6000 x 5550
Alfresco	3120 x 5640

### Facade Options

- + Bennett
- + Jetty
- + Farleigh
- + Brookstead
- + Fortuna
- + Astor
- + Wallman
- + Anchor
- + Labassa
- + Emerald

### Specifications

Ground Floor	112.98m <sup>2</sup>	12.16sq
First Floor	97.63m <sup>2</sup>	10.51sq
Garage	36.53m <sup>2</sup>	3.93sq
Alfresco	17.60m <sup>2</sup>	1.89sq
Porch	4.15m <sup>2</sup>	0.45sq
<b>Total</b>	<b>268.88m<sup>2</sup></b>	<b>28.94sq</b>

### Structural Options

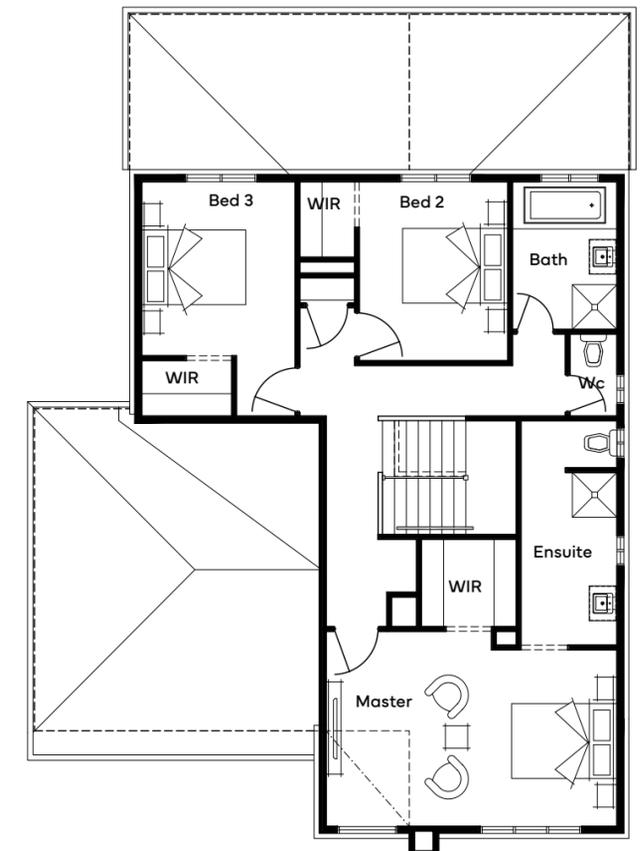
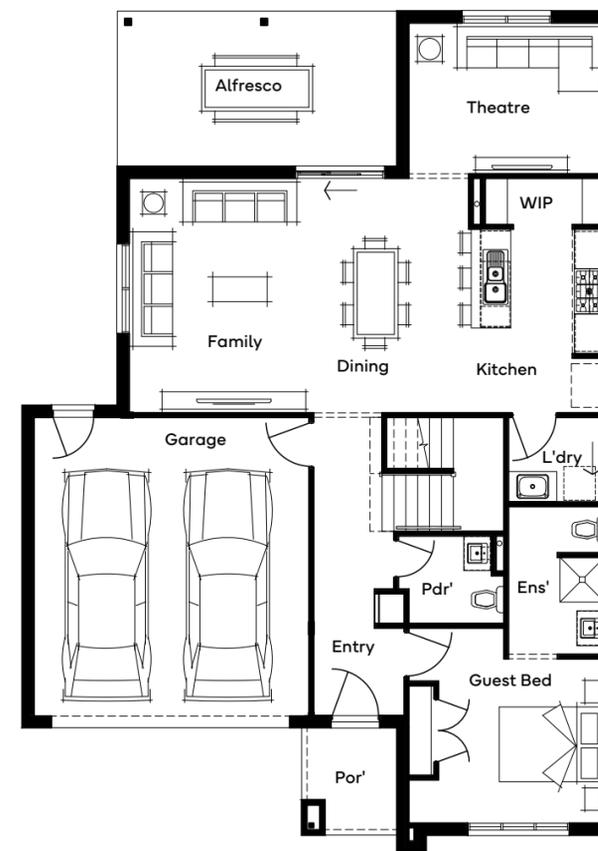
- + Living
- + Alt First Floor
- + Living & Alt First Floor
- + Build Over Garage



Scan for all design and facade options available with the Jackalope 29, or visit [simonds.com.au](http://simonds.com.au)

GROUND FLOOR

FIRST FLOOR



Standard floorplan shown

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# Oakridge 35



Plan Size (WxL) **11.99m x 16.79m**  
 Minimum Lot Size (WxL) **14m x 25m**

### Room Sizes

Master Bedroom	4000 x 3470
Bedroom 2	3350 x 3470
Bedroom 3	3680 x 3300
Bedroom 4	3470 x 3110
Bedroom 5	3470 x 3110
Guest Bed	3000 x 3470
Living	4350 x 3600
Dining	7950 x 3500
Kitchen	4700 x 2600
Retreat	3850 x 3600
Study	2900 x 2350
Garage	6000 x 5510
Alfresco	3600 x 3600

### Facade Options

- + Bennett
- + Jetty
- + Farleigh
- + Brookstead
- + Fortuna
- + Astor
- + Wallman
- + Anchor
- + Labassa
- + Emerald

### Specifications

Ground Floor	118.08m <sup>2</sup>	12.71sq
First Floor	152.53m <sup>2</sup>	16.42sq
Garage	36.25m <sup>2</sup>	3.90sq
Alfresco	12.96m <sup>2</sup>	1.40sq
Porch	4.68m <sup>2</sup>	0.50sq
<b>Total</b>	<b>324.50m<sup>2</sup></b>	<b>34.93sq</b>

### Structural Options

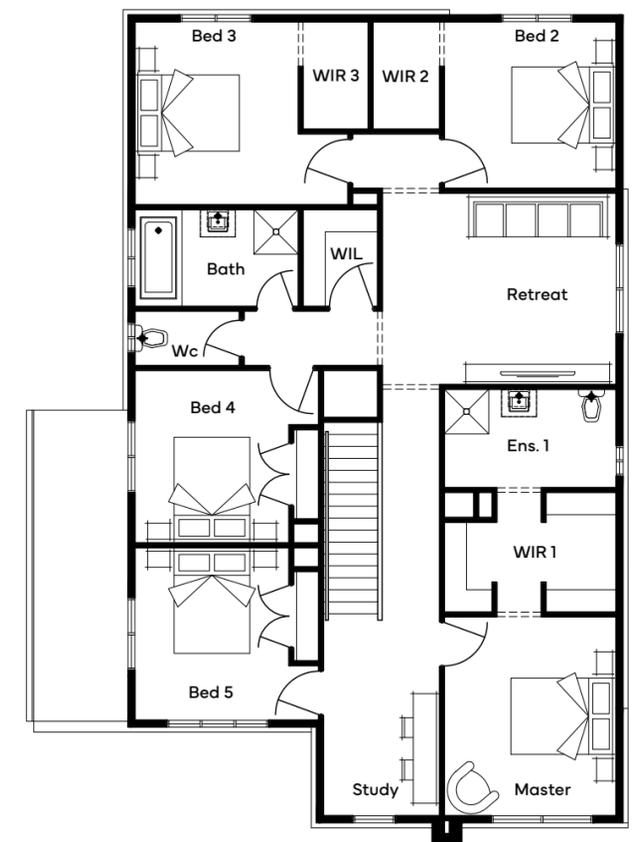
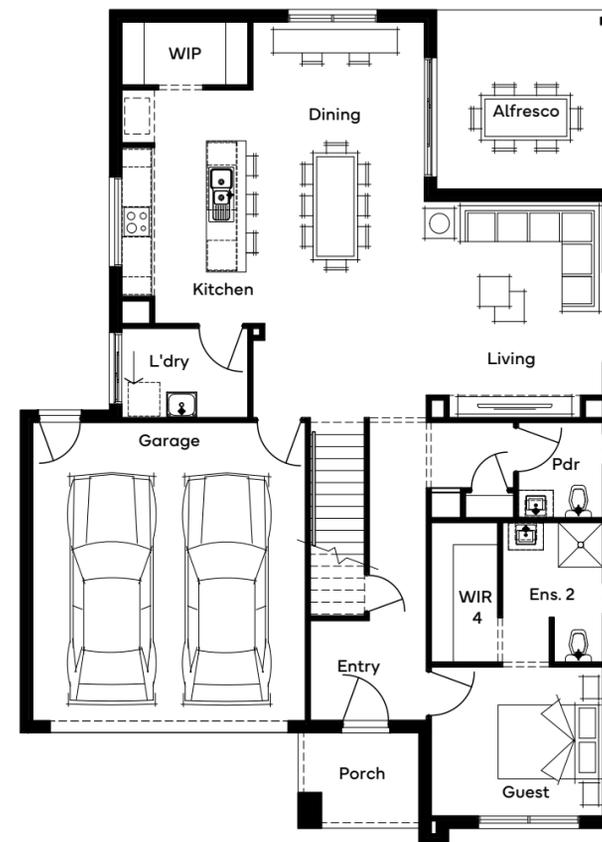
- + Rear Flip
- + Butler's Pantry
- + Rear Flip & Butler's Pantry
- + Lounge & Study
- + Rumpus to Front
- + Alt First Floor



Scan for all design and facade options available with the Oakridge 35; or visit [simonds.com.au](http://simonds.com.au)

GROUND FLOOR

FIRST FLOOR



Standard floorplan shown

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ELEVATE RANGE

# Acreage

DESIGNS

Design							
Brookleigh 45	4	2	2	1	-	2	-
Rosewood 40	4	2	2	1	-	2	-
Rosewood 44	5	2	2	1	-	2	-
Pentland 45	4	2	3	1	-	1	1

# Brookleigh 45

 4
  2
  2
  1
  2

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 <sup>2</sup>	30.97sq
Garage	36.25m <sup>2</sup>	3.90sq
Veranda	98.03m <sup>2</sup>	10.55sq
<b>Total</b>	<b>421.95m<sup>2</sup></b>	<b>45.42sq</b>

### 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 Brookleigh 45, or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Rosewood 40

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 <sup>2</sup>	27.04sq
Garage	36.22m <sup>2</sup>	3.90sq
Veranda	87.93m <sup>2</sup>	9.47sq
<b>Total</b>	<b>375.36m<sup>2</sup></b>	<b>40.40sq</b>

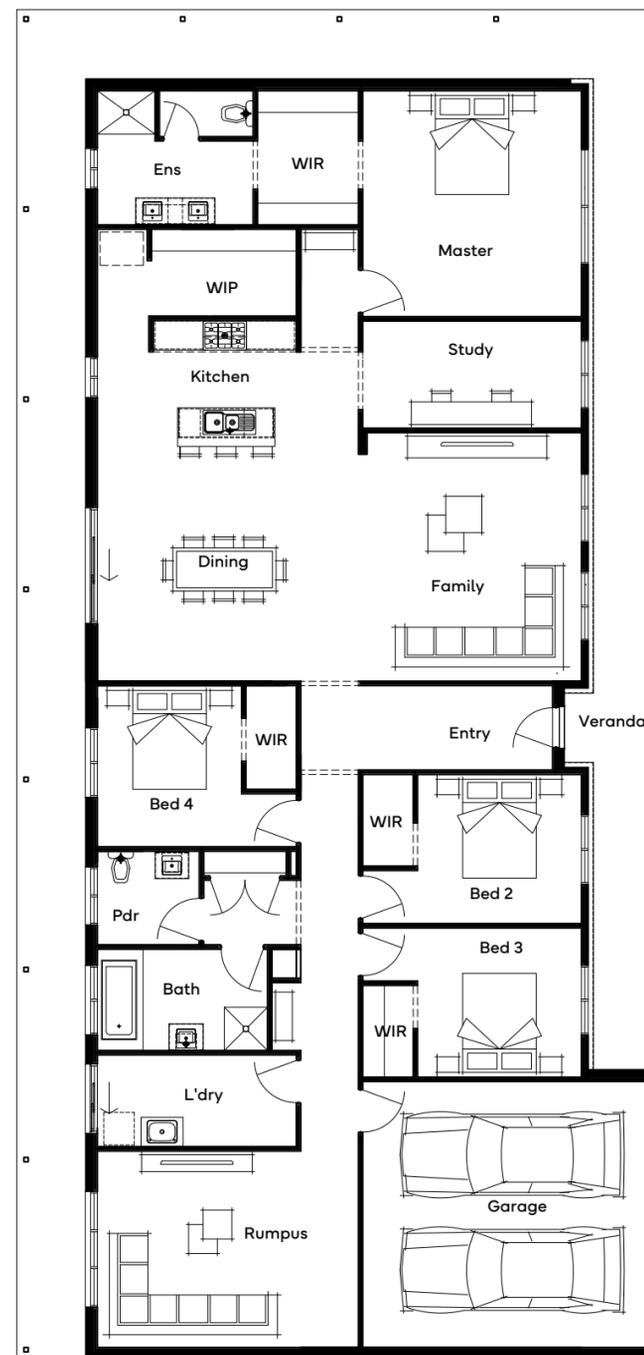
### Structural Options

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

Speak to your New Home Specialist  
for acreage facade options



Scan for all design and facade options available with the Rosewood 40, or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Rosewood 44

 5  
  2  
  2  
  1  
  1  
  2

Plan Size (WxL)  
**30.96m x 13.43m**

### 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 <sup>2</sup>	30.45sq
Garage	36.22m <sup>2</sup>	3.90sq
Veranda	96.57m <sup>2</sup>	10.40sq
<b>Total</b>	<b>415.65m<sup>2</sup></b>	<b>44.74sq</b>

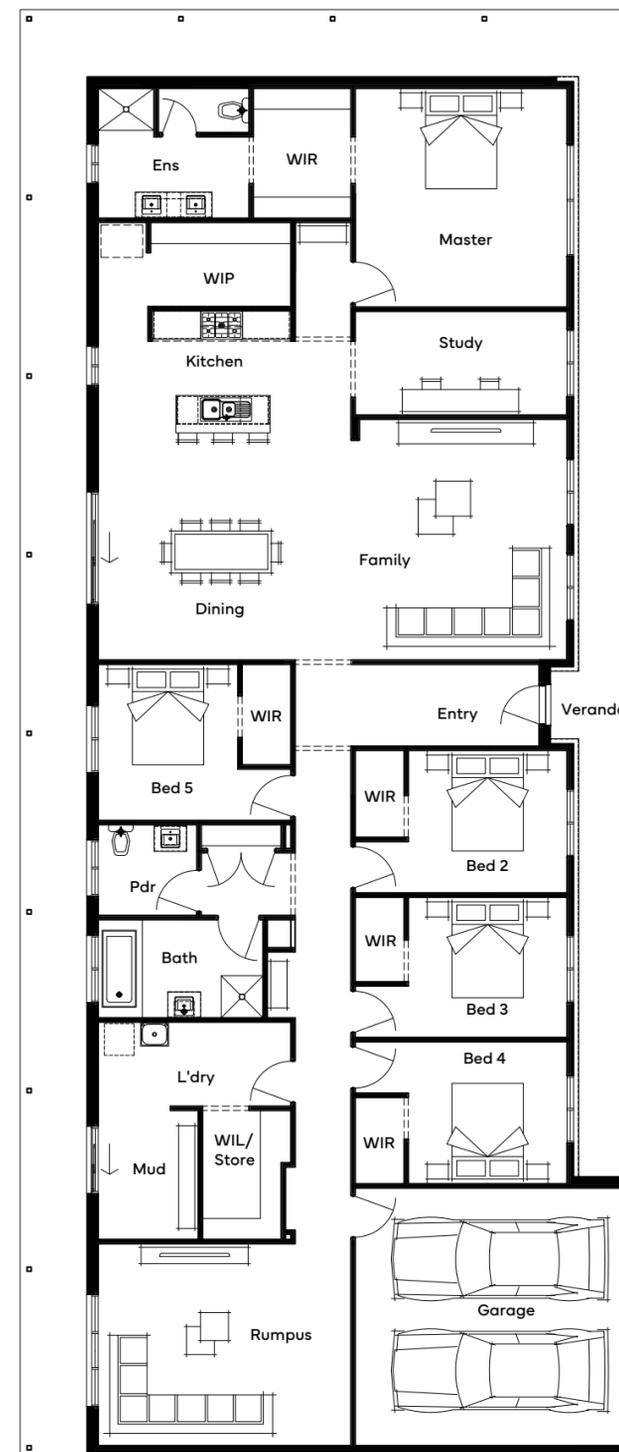
### Structural Options

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

Speak to you New Home Specialist  
 for acreage facade options



Scan for all design and facade options available with the Rosewood 44, or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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# Pentland 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

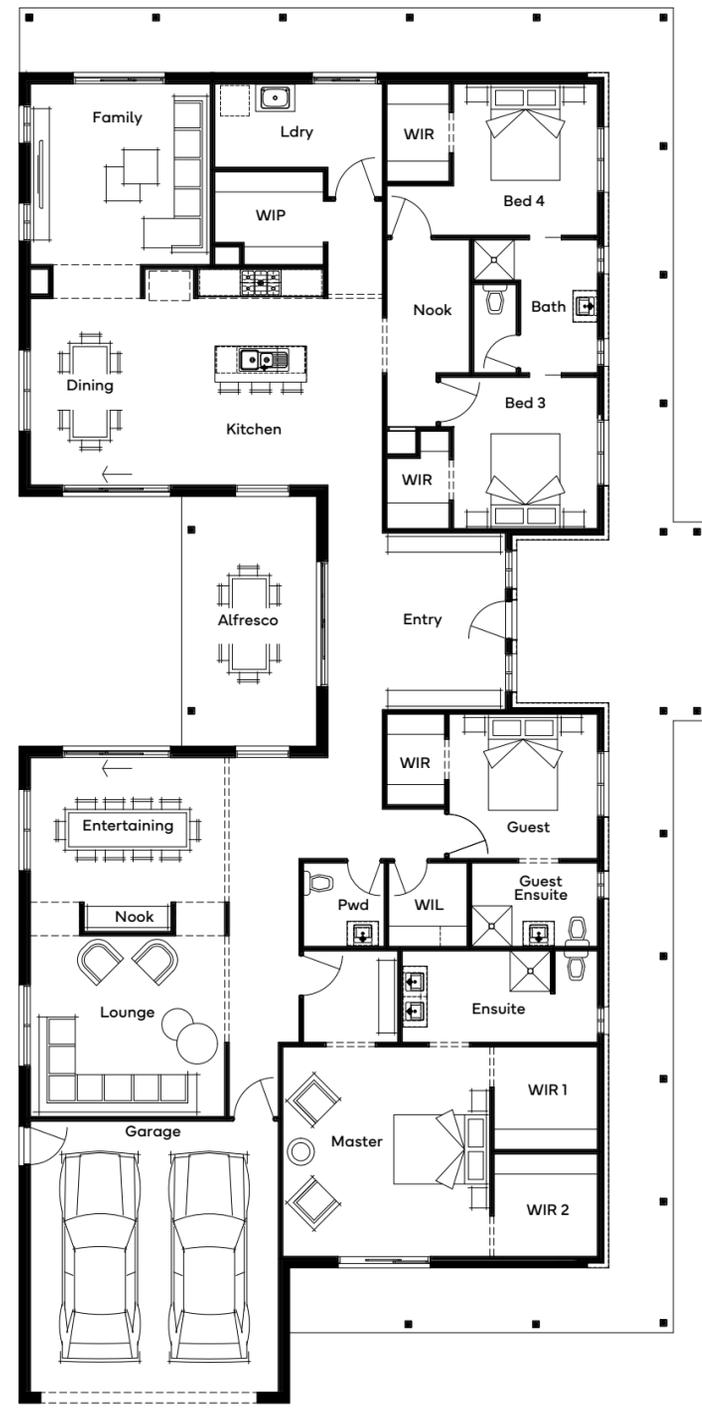
### Specifications

Ground Floor	282.42m <sup>2</sup>	30.40sq
Garage	36.54m <sup>2</sup>	3.93sq
Alfresco	16.59m <sup>2</sup>	1.79sq
Veranda	81.80m <sup>2</sup>	8.81sq
<b>Total</b>	<b>417.35m<sup>2</sup></b>	<b>44.92sq</b>

Speak to your New Home Specialist  
 for acreage facade options



Scan for all design and facade options available with the Pentland 45; or visit [simonds.com.au](http://simonds.com.au)



Standard floorplan shown

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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.

