

# Elite





# How Australia Homes.

*Home.* For most of us, that's the Great Australian Dream. More than a house, home is where we find comfort. Where we feel safe. It's the place where we truly belong. The value we place in 'home' is undeniable. It's what defines us, because home is about more than where you live, it's about who you are.

That's what moved Gary Simonds to build the very first 'Simonds' home, for his mum back in 1949. We've given every home the same care since, because to most Australians who build with us, it's their first time too.

For 75 years, we've worked hard, through invention and innovation. Making this Great Australian Dream a reality by placing homeownership within Australia's reach. Our country is home to all - and because belonging looks different to all of us, 'home' will always look different too.

We know Australia. We've been building it for a long time. Simonds has homed generations, and we understand the distinct fabric of our country because we build more of it every day. It's this legacy and knowledge that will help home families for generations to come. Because at Simonds, we don't build a home just for the building, we build it for the life that fills it.

Simonds has helped shape Australia. Few can say that. Whether we're looking back at the homes of yesteryear, what we're building now, or everything that's still to come.

We've not only shaped what Australia looks like, but more importantly, *how Australia homes.*

The Simonds story all started with a passionate family-man, Gary Simonds. He envisioned a builder that Australians could rely on to guide them through the process of crafting their perfect home, and this vision remains at the heart of our business today.

Over 75 years on, our extensive experience enables us to provide unique insights into building the ideal family home, with a personalised approach that caters to individual needs.

As we adapt to the future, we remain committed to helping Australians fulfil their dream of owning a quality, affordable home.

### The Simonds Difference

- ✓ Fixed price guarantee
- ✓ Guaranteed site start
- ✓ Lifetime structural guarantee
- ✓ Multi-award winning
- ✓ Building quality homes for 75 years



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Double Storey Designs

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All floor plans, facade images and photographs have been used for illustrative purposes only and may not represent the final product as shown. All furniture, screens, landscaping, pergolas and decorative finishes are not offered by Simonds Homes. Additional cost floor plan options, fixtures and fittings may also be shown.

# Your New Home Journey Simplified

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

## 1 Finding your dream home

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

## 2 Making it yours

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

## 3 Fine tuning your file

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

## 4 The finishing touches

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

## 5 Your build

After all your planning and preparation, you're now heading on-site to watch your build begin to take shape. Here, you'll be introduced to your Site Supervisor who oversees all the trades and works completed on your home. Over the course of your build, your Site Supervisor will be able to answer any questions you may have. You will also have the opportunity to meet with them during five Quality Assurance Inspection milestones.

## 6 Construction begins!

### 1. Slab

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

### 2. Frame

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

### 3. Lock up

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

### 4. Fixing

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

### 5. PCI and Settlement

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

## 7 We're with you for the long run

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

# Elite Range

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

### Standard Inclusions List

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





ELITE RANGE

# Double Storey

DESIGNS

THIS BUILDING LIKES ME *John Wardle Architects*



ARENT & PYKE

JULIETTE ARENT  
SARAH-JANE PYKE



BEAUMARIS MODERN



FIONA AUSTIN  
SIMON REEVES  
ALISON ALEXANDER

# Double Storey Facades

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

The  
**Castlemaine**  
*Family*

41   44

An exceptional collection of homes where relaxed luxury takes the lead. The Castlemaine Family seamlessly blends expansive, free-flowing spaces with tucked away sanctuaries for peace and comfort. Showcasing all the features of high-end, modern living you've been longing for, step into a collection designed to inspire.



# Castlemaine 41

4 3 2 1 1 2 1

Plan Size (WxL) Minimum Lot Size (WxL)  
12.59m x 20.75m 14m x 25m

Room Sizes

|                |             |
|----------------|-------------|
| Master Bedroom | 4590 x 5670 |
| Bedroom 2      | 3770 x 3470 |
| Bedroom 3      | 3780 x 3470 |
| Bedroom 4      | 3780 x 3470 |
| Living         | 5140 x 5670 |
| Dining         | 3000 x 4550 |
| Kitchen        | 4300 x 4040 |
| Lounge         | 5750 x 4070 |
| Study          | 4230 x 2890 |
| Rumpus         | 4090 x 5550 |
| Garage         | 6000 x 5750 |
| Alfresco       | 3000 x 5160 |

Facade Options

- + Wallman

+ Anchor
- + Labassa

+ Emerald
- + Thorngrove

+ Bastion

Specifications

|              |                      |         |
|--------------|----------------------|---------|
| Ground Floor | 161.22m <sup>2</sup> | 17.35sq |
| First Floor  | 166.32m <sup>2</sup> | 17.90sq |
| Garage       | 37.83m <sup>2</sup>  | 4.07sq  |
| Alfresco     | 15.47m <sup>2</sup>  | 1.67sq  |
| Porch        | 4.30m <sup>2</sup>   | 0.46sq  |
| Total        | 385.14m <sup>2</sup> | 41.46sq |

Structural Options

- + Butler's & WIP

+ Butler's & Linen

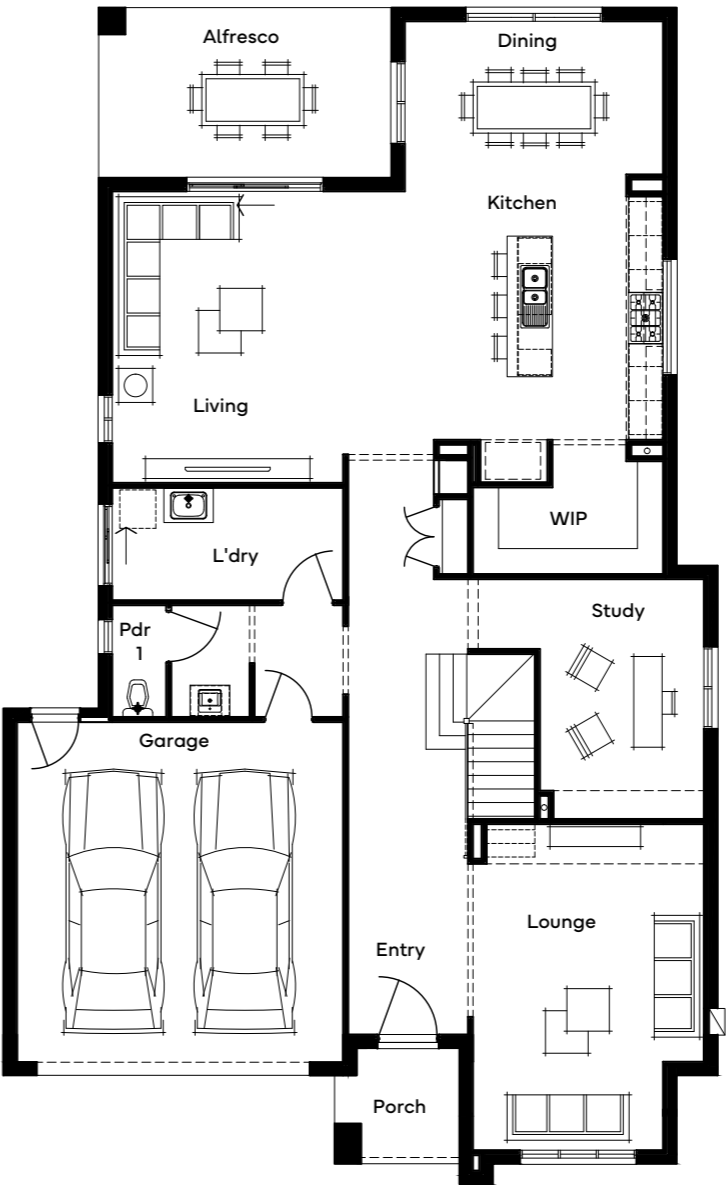
+ Laundry & Powder
- + Curved Stair

+ Guest Bed

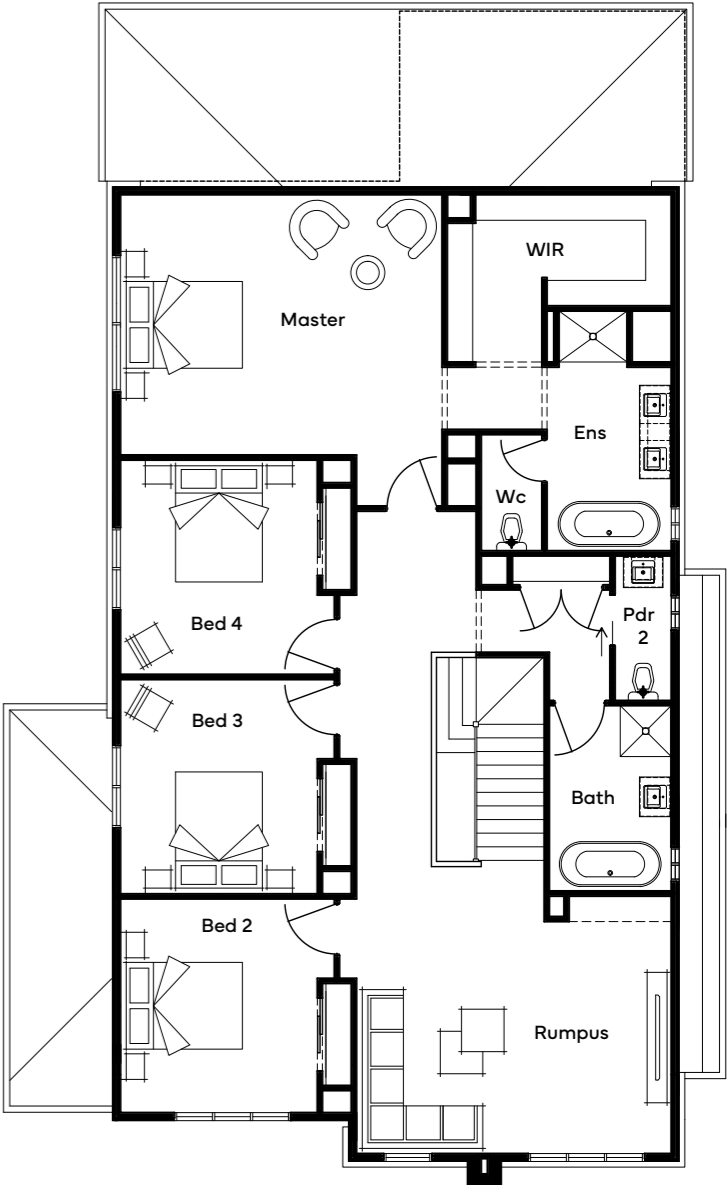


Scan for all design and facade options available with the Castlemaine 41; or visit [simonds.com.au](https://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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# Castlemaine 44

4 3 4 1 1 2 1

Plan Size (WxL) Minimum Lot Size (WxL)  
12.59m x 20.75m 14m x 25m

Room Sizes

|                |             |
|----------------|-------------|
| Master Bedroom | 4800 x 5670 |
| Bedroom 2      | 3300 x 3770 |
| Bedroom 3      | 3300 x 3470 |
| Bedroom 4      | 3300 x 3350 |
| Living         | 5140 x 5670 |
| Dining         | 3000 x 4550 |
| Kitchen        | 4310 x 4040 |
| Lounge         | 5780 x 4070 |
| Study          | 4200 x 2890 |
| Rumpus         | 4960 x 5550 |
| Garage         | 6000 x 5750 |
| Alfresco       | 3000 x 5160 |

Facade Options

- + Wallman

+ Anchor
- + Labassa

+ Emerald
- + Thorngrove

+ Bastion

Specifications

|              |                      |         |
|--------------|----------------------|---------|
| Ground Floor | 161.23m <sup>2</sup> | 17.36sq |
| First Floor  | 195.99m <sup>2</sup> | 21.10sq |
| Garage       | 37.84m <sup>2</sup>  | 4.07sq  |
| Alfresco     | 15.48m <sup>2</sup>  | 1.67sq  |
| Porch        | 4.30m <sup>2</sup>   | 0.46sq  |
| Total        | 414.84m <sup>2</sup> | 44.65sq |

Structural Options

- + Butler's & WIP

+ Curved Stair

+ Guest Bed

+ Laundry & Powder

+ Bar & Cellar
- + Rear

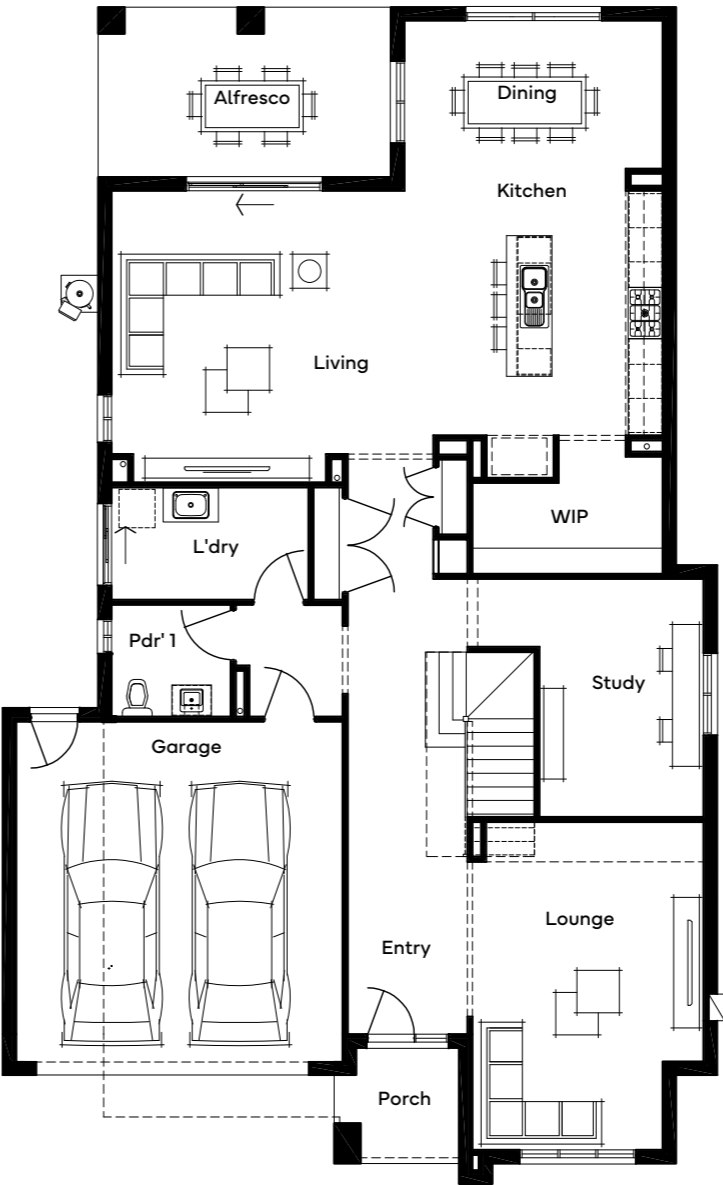
+ Void ILO Rumpus & Flipped Stair

+ Void ILO Rumpus & Curved Stair

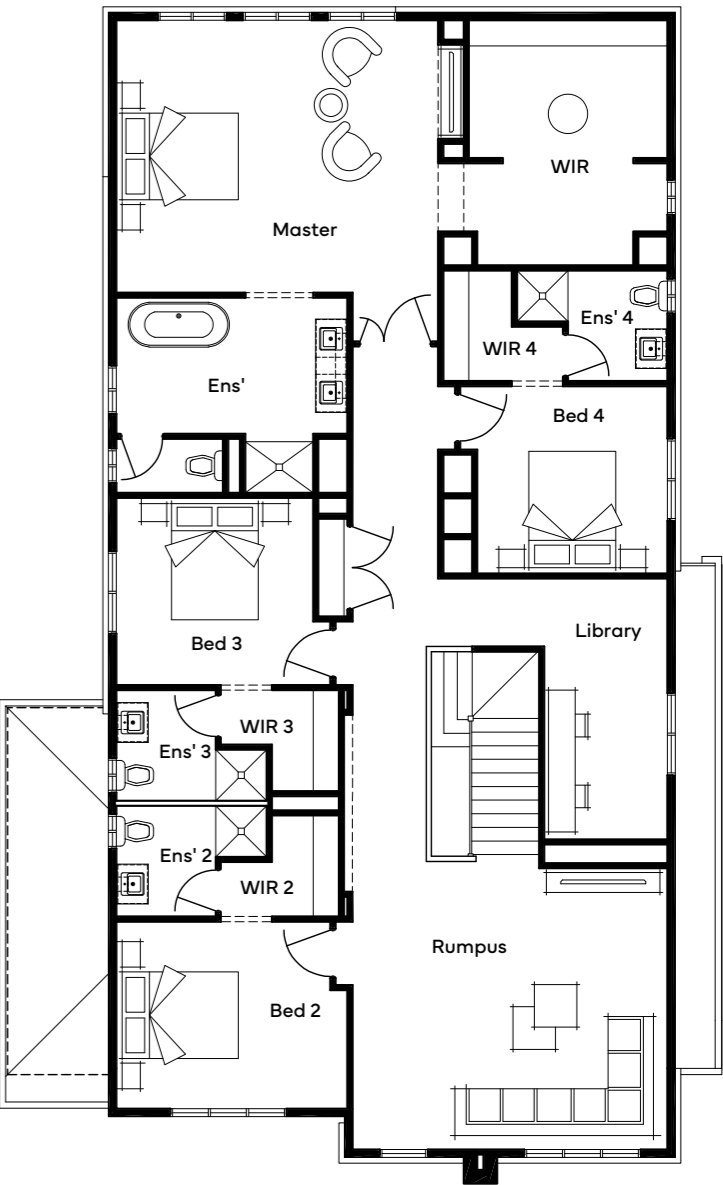


Scan for all design and facade options available with the Castlemaine 44; or visit [simonds.com.au](https://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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The

# Gresswell

41

Designed for 14m+ blocks, the Gresswell 41 includes 6 bedrooms, 3 bathrooms, and a 2-car garage over two floors. The ground floor boasts two living areas ideal for entertaining, an open-plan design, and a kitchen with ample storage and walk-in pantry. Upstairs, the luxurious master bedroom features dual walk-in robes and an ensuite. Four additional bedrooms with built-in cupboards surround a family bathroom, while the rumpus room can serve as a home theatre - the perfect floor plan for families of all stages.



# Gresswell 41

6 3 3 1 2

Plan Size (WxL) 11.87m x 21.23m  
Minimum Lot Size (WxL) 14m x 28m

Room Sizes

|                |             |
|----------------|-------------|
| Master Bedroom | 4000 x 5790 |
| Bedroom 2      | 3370 x 4090 |
| Bedroom 3      | 3270 x 4090 |
| Bedroom 4      | 3270 x 4090 |
| Guest Bed      | 3400 x 4220 |
| Family         | 5740 x 4310 |
| Dining         | 3580 x 5160 |
| Kitchen        | 2610 x 3860 |
| Sitting        | 4430 x 3470 |
| Garage         | 6000 x 5510 |
| Rumpus         | 4170 x 4180 |

Facade Options

- + Wallman

+ Anchor
- + Labassa

+ Emerald
- + Thorngrove

+ Bastion

Specifications

|              |                      |         |
|--------------|----------------------|---------|
| Ground Floor | 172.83m <sup>2</sup> | 18.60sq |
| First Floor  | 170.69m <sup>2</sup> | 18.37sq |
| Garage       | 36.48m <sup>2</sup>  | 3.93sq  |
| Porch        | 5.24m <sup>2</sup>   | 0.56sq  |
| Total        | 385.23m <sup>2</sup> | 41.47sq |

Structural Options

- + Alfresco

+ Laundry

+ Theatre

+ Theatre & Alfresco
- + Bed 2 Ensuite

+ Master Ensuite 1

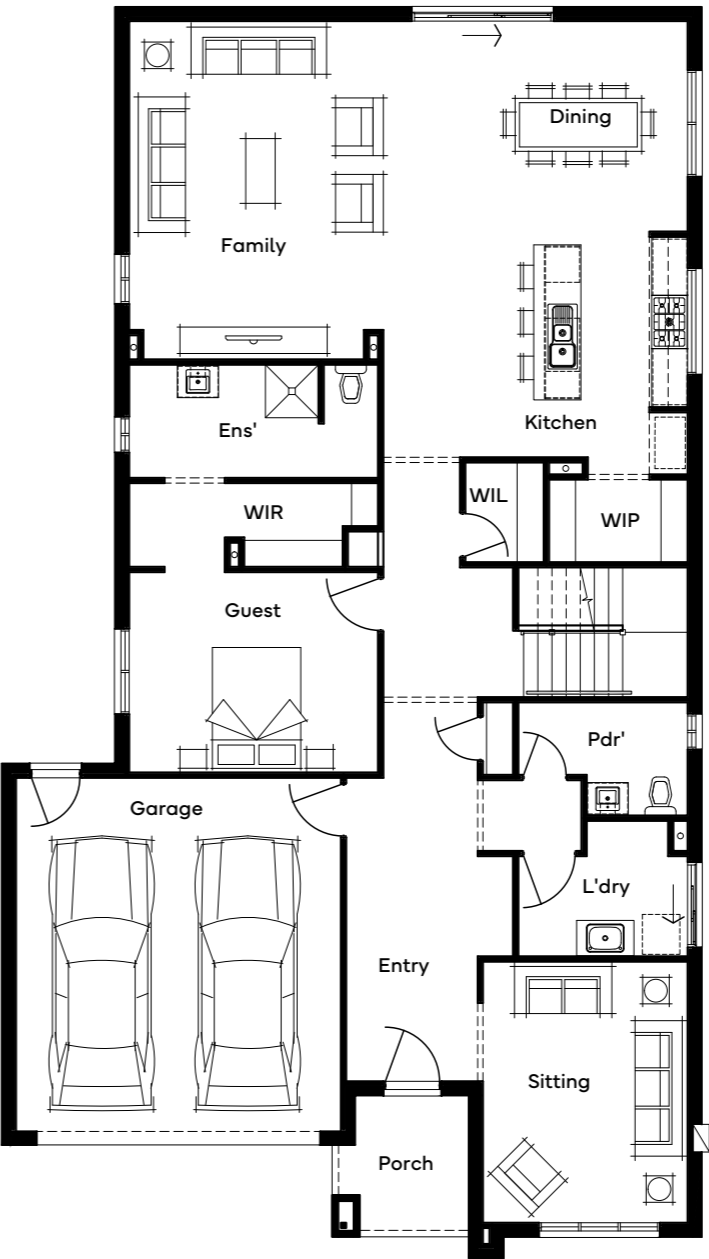
+ Master Ensuite 2

+ Master to Rear

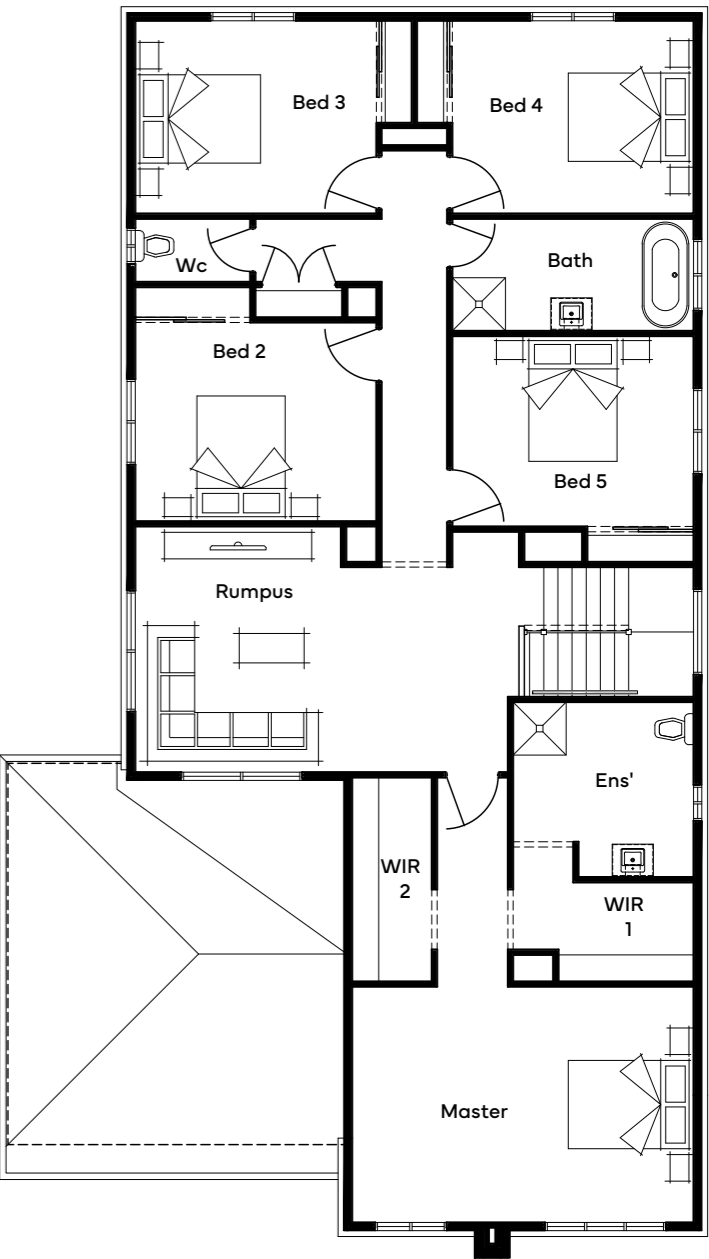


Scan for all design and facade options available with the Gresswell 41; or visit [simonds.com.au](https://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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The  
**Silverton**

45

The Silverton 45, a 5-bedroom, 3-bathroom double-storey home with 4 living spaces, exemplifies the pinnacle of family living. It features an open kitchen and dining area, a cosy home theatre, and an apartment-style master bedroom upstairs. The floor plan includes a separate retreat connected to the rumpus and a private home office adjoining the master suite. Designed for 14m+ blocks, this versatile layout adapts to changing seasons and family needs, making the Silverton 45 an ideal choice for growing families.



# Silverton 45

5

3

3

1

2

2

1

Plan Size (WxL)  
12.55m x 22.43m

Minimum Lot Size (WxL)  
14m x 30m

Room Sizes

|                |             |
|----------------|-------------|
| Master Bedroom | 4000 x 3830 |
| Bedroom 2      | 3000 x 3350 |
| Bedroom 3      | 3000 x 3350 |
| Bedroom 4      | 3000 x 3550 |
| Guest Bed      | 3390 x 3350 |
| Family         | 4090 x 4490 |
| Dining         | 3740 x 4320 |
| Kitchen        | 4710 x 3950 |
| Theatre        | 3750 x 5870 |
| Study          | 4360 x 3350 |
| Kid's Retreat  | 4210 x 2710 |
| Garage         | 6000 x 5510 |
| Alfresco       | 3840 x 4320 |

Facade Options

- + Wallman

+ Anchor
- + Labassa

+ Emerald
- + Thorngrove

+ Bastion

Specifications

|              |                      |         |
|--------------|----------------------|---------|
| Ground Floor | 180.63m <sup>2</sup> | 19.44sq |
| First Floor  | 177.96m <sup>2</sup> | 19.16sq |
| Garage       | 36.41m <sup>2</sup>  | 3.92sq  |
| Alfresco     | 16.58m <sup>2</sup>  | 1.78sq  |
| Porch        | 4.77m <sup>2</sup>   | 0.51sq  |
| Total        | 416.35m <sup>2</sup> | 44.82sq |

Structural Options

- + Butler's

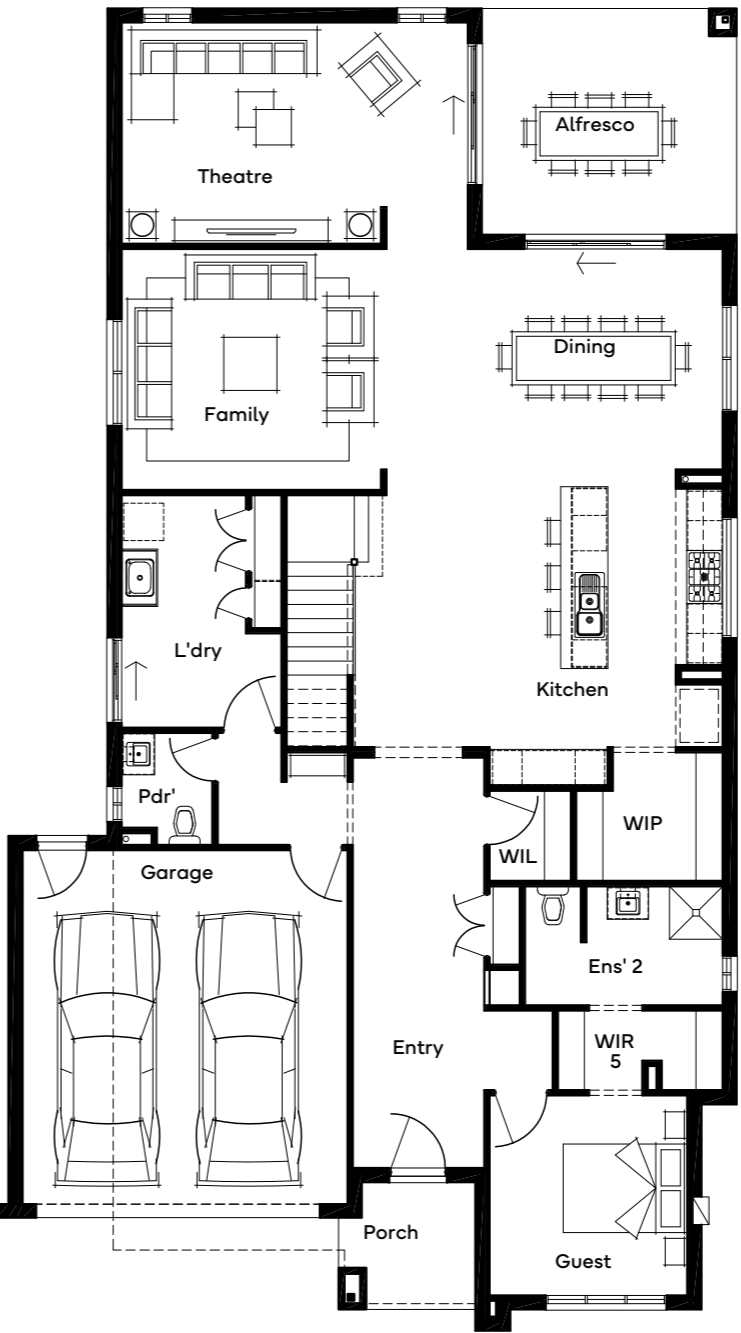
+ Laundry
- + Ensuite 3

+ WIR

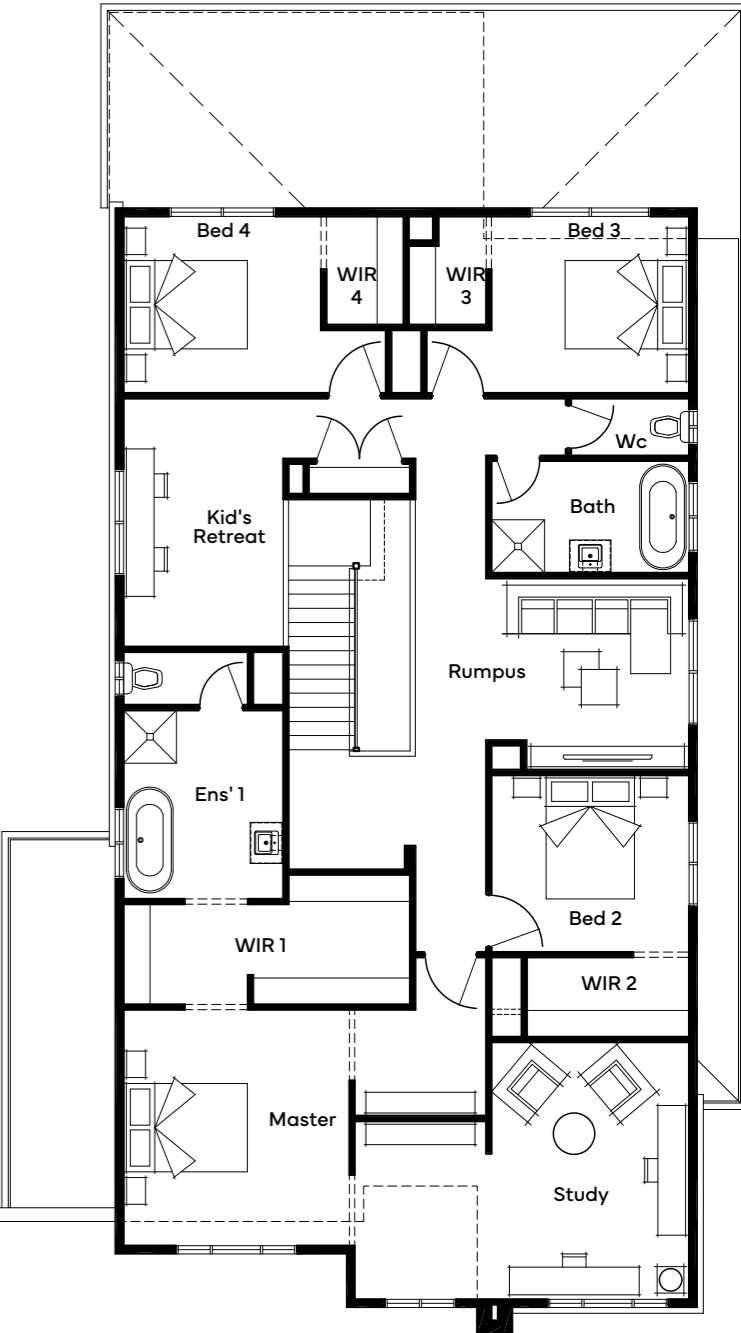


Scan for all design and facade options available with the Silverton 45; or visit [simonds.com.au](https://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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The  
**Tallowood**  
Family

47 52

For a collection designed with a focus on connection in all its forms, the Tallowood Family welcomes you home. A sophisticated and versatile open plan heart is destined for entertaining, while the private living zones and spacious bedrooms give you time to step away and unwind.



# Tallowood 47

5 3 4 2 1 2 2

Plan Size (WxL) 11.99 m x 22.31m  
Minimum Lot Size (WxL) 14m x 30m

Room Sizes

|                |             |
|----------------|-------------|
| Master Bedroom | 6010 x 3940 |
| Bedroom 2      | 3460 x 3710 |
| Bedroom 3      | 3200 x 3000 |
| Bedroom 4      | 3200 x 3000 |
| Guest Bed      | 3700 x 3710 |
| Family         | 5010 x 4260 |
| Meals          | 3480 x 3550 |
| Kitchen        | 5010 x 3150 |
| Theatre        | 5250 x 3570 |
| Rumpus         | 5040 x 3920 |
| Study          | 3260 x 2710 |
| Garage         | 6000 x 5510 |
| Alfresco       | 3480 x3720  |

Facade Options

- + Wallman

+ Anchor
- + Labassa

+ Emerald
- + Thorngrove

+ Bastion

Specifications

|              |                      |         |
|--------------|----------------------|---------|
| Ground Floor | 177.93m <sup>2</sup> | 19.15sq |
| First Floor  | 189.68m <sup>2</sup> | 20.42sq |
| Garage       | 36.31m <sup>2</sup>  | 3.91sq  |
| Alfresco     | 12.94m <sup>2</sup>  | 1.39sq  |
| Balcony      | 13.33m <sup>2</sup>  | 1.43sq  |
| Porch        | 4.08m <sup>2</sup>   | 0.44sq  |
| Total        | 434.27m <sup>2</sup> | 46.75sq |

Structural Options

- + Butler's Pantry

+ Alternate Kitchen & Butler's Pantry

+ Laundry Chute

+ Study, Lounge & Dining

+ Alternate Master & WIR

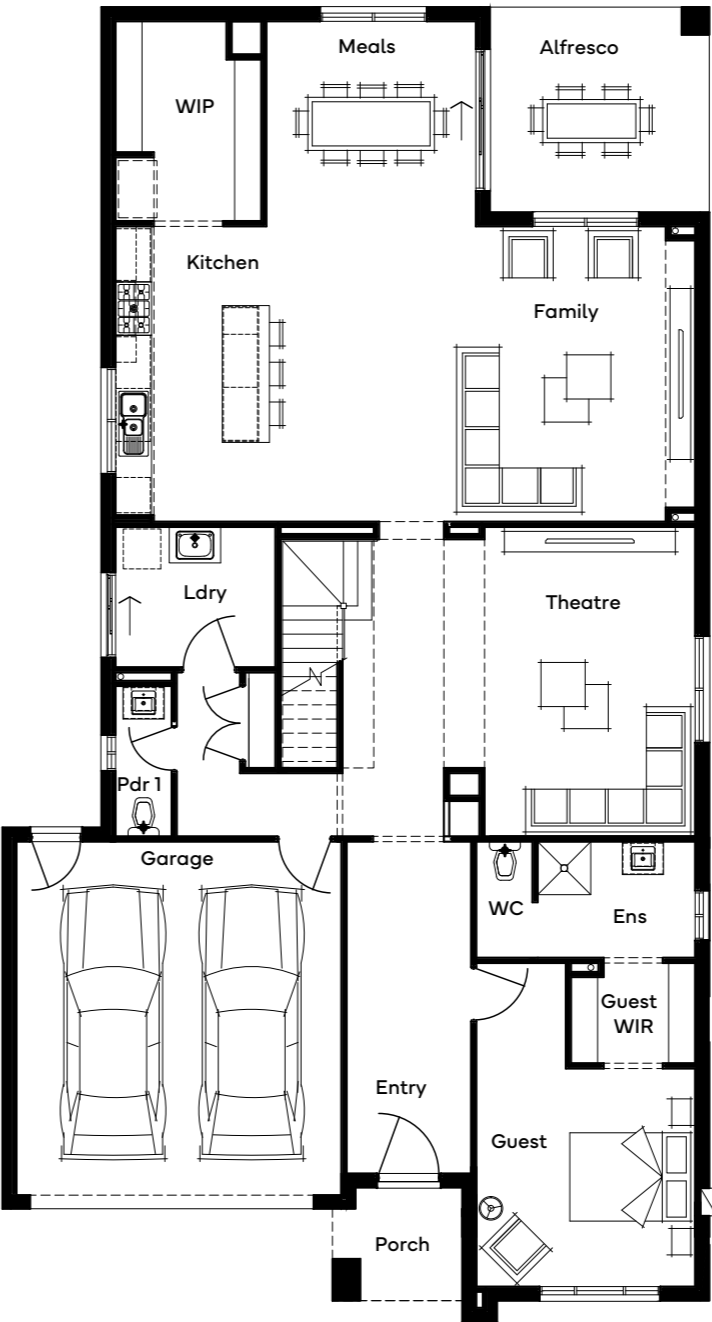
+ Rear Flip

+ Master to Front with Void over Family

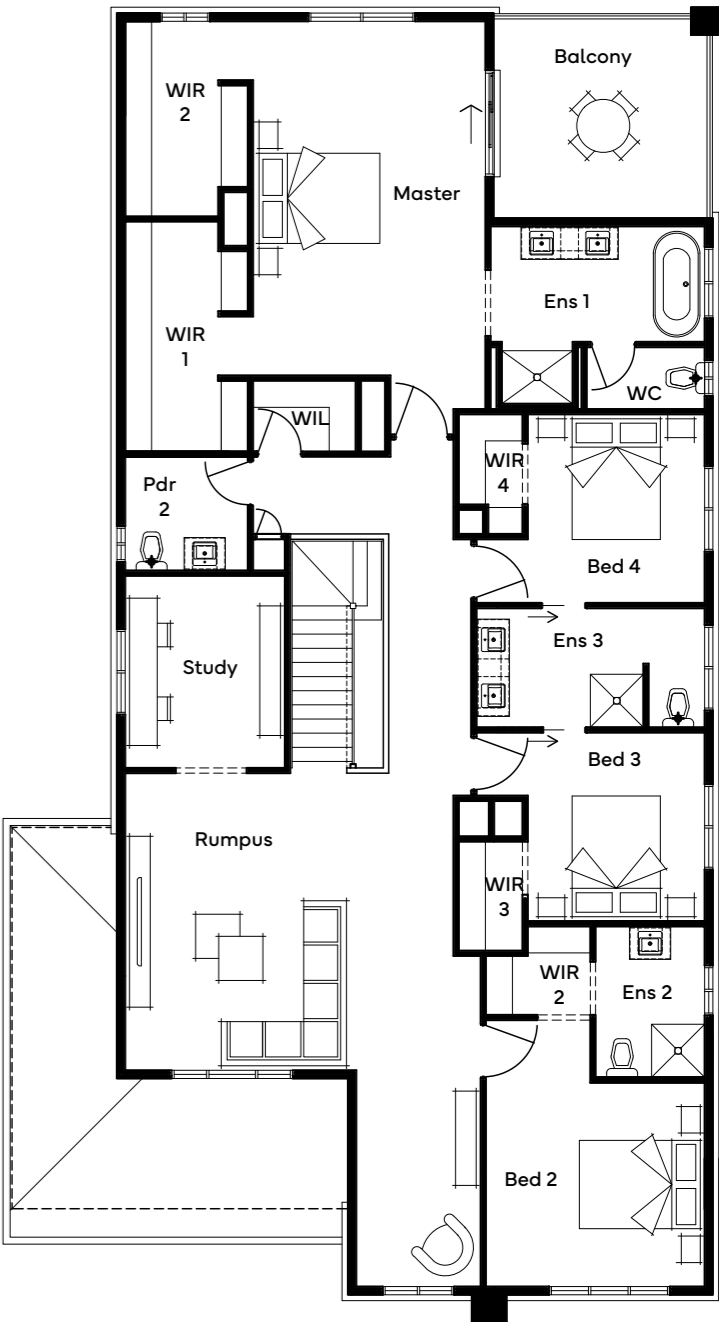


Scan for all design and facade options available with the Tallowood 47; or visit [simonds.com.au](https://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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# Tallowood 52

5 3 4 2 1 2 2

Plan Size (WxL) Minimum Lot Size (WxL)  
13.07m x 22.43m 16m x 30m

Room Sizes

|                |             |
|----------------|-------------|
| Master Bedroom | 6010 x 4540 |
| Bedroom 3      | 3580 x 4190 |
| Bedroom 4      | 3060 x 3300 |
| Bedroom 5      | 3070 x 3300 |
| Guest Bed      | 4520 x 4190 |
| Family         | 5030 x 4860 |
| Dining         | 3480 x 4150 |
| Kitchen        | 5030 x 2610 |
| Theatre        | 4940 x 4170 |
| Rumpus         | 5320 x 4080 |
| Study          | 3030 x 2710 |
| Garage         | 6000 x 5670 |
| Alfresco       | 3480 x 4200 |

Facade Options

- + Wallman

+ Anchor
- + Labassa

+ Emerald
- + Thorngrove

+ Bastion

Specifications

|              |                      |         |
|--------------|----------------------|---------|
| Ground Floor | 200.13m <sup>2</sup> | 21.54sq |
| First Floor  | 212.14m <sup>2</sup> | 22.84sq |
| Garage       | 37.22m <sup>2</sup>  | 4.01sq  |
| Alfresco     | 14.62m <sup>2</sup>  | 1.57sq  |
| Porch        | 4.11m <sup>2</sup>   | 0.44sq  |
| Total        | 483.26m <sup>2</sup> | 52.02sq |

Structural Options

- + Butler's Pantry

+ Alternate Kitchen & Butler's Pantry

+ GF Study, Lounge & Dining with NCC FF Bathroom

+ Laundry Chute

+ Powder & Laundry

+ Master Ensuite

+ Open Study & WIL

+ Alternate Laundry & Powder 2 with Drop Zone
- + Home Theatre & Drop Zone

+ Master Retreat

+ Master Option with Home Office & Larger Beds 4 & 5

+ Master To Front with Void over Family

+ Rear Flip

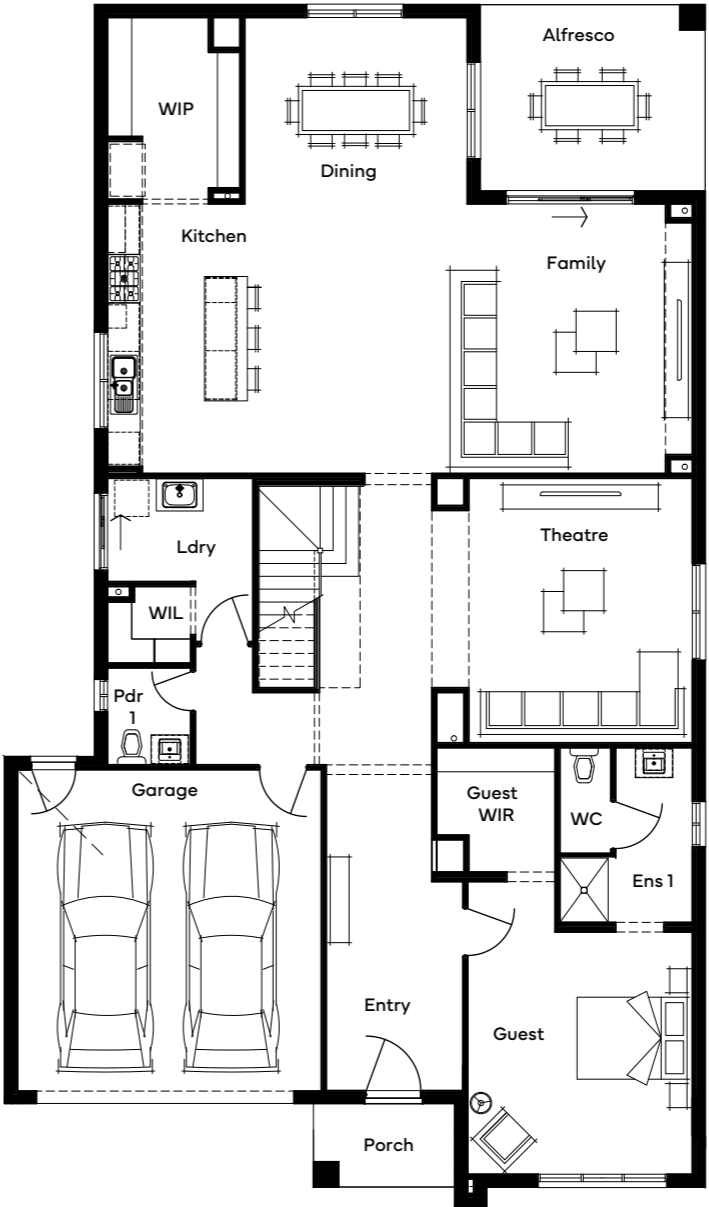
+ Rear Flip & Butler's

+ Rear Flip & Alternate Kitchen

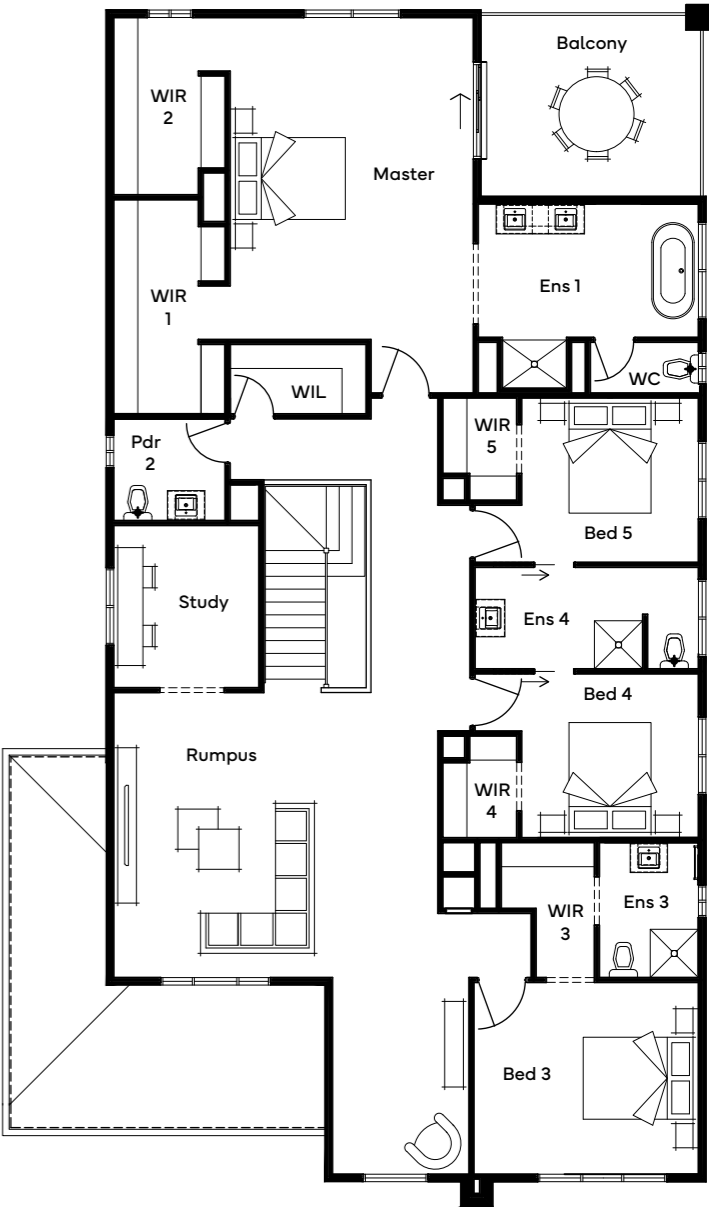


Scan for all design and facade options available with the Tallowood 52, or visit [simonds.com.au](https://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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The

# Lomandra

43

The Lomandra 43, a 5-bedroom, 3-bathroom double-storey home with 3 living spaces, combines impressive proportions with easy elegance, ideal for families desiring shared and private spaces. Designed for 16m+ blocks, the floor plan opens with a stylish living room and features a light-filled, expansive living zone with a sleek, contemporary kitchen and walk-in pantry. The ground floor includes a guest suite, while the upstairs boasts a resort-style master suite, three children's bedrooms, and a sizable rumpus room, perfect for kids' activities or family TV nights.



# Lomandra 43

5   3   3   2   2

Plan Size (WxL)                      Minimum Lot Size (WxL)  
**12.95m x 19.67m**                      **16m x 30m**

Room Sizes

|                |             |
|----------------|-------------|
| Master Bedroom | 4800 x 6490 |
| Bedroom 2      | 3100 x 3610 |
| Bedroom 3      | 3100 x 3610 |
| Bedroom 4      | 3100 x 3610 |
| Guest Bed      | 3800 x 3230 |
| Family         | 5020 x 4760 |
| Dining         | 5020 x 3420 |
| Kitchen        | 5020 x 2610 |
| Living         | 4390 x 4670 |
| Rumpus         | 4370 x 6750 |
| Garage         | 6240 x 5630 |

Facade Options

- + Wallman

+ Anchor
- + Labassa

+ Emerald
- + Thorngrove

+ Bastion

Specifications

|              |                      |         |
|--------------|----------------------|---------|
| Ground Floor | 178.86m <sup>2</sup> | 19.25sq |
| First Floor  | 177.00m <sup>2</sup> | 19.05sq |
| Garage       | 38.67m <sup>2</sup>  | 4.16sq  |
| Porch        | 5.27m <sup>2</sup>   | 0.57sq  |
| Total        | 399.80m <sup>2</sup> | 43.04sq |

Structural Options

- + Alfresco

+ Guest to Front

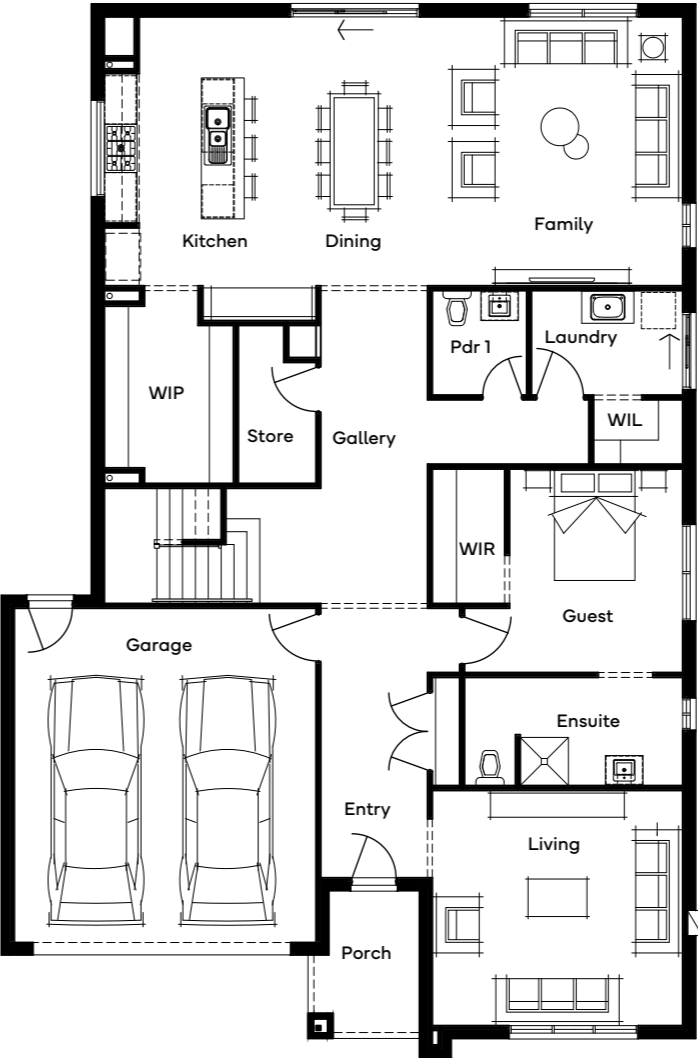
+ Master to Front
- + Butler's Pantry

+ Butler's Pantry 2

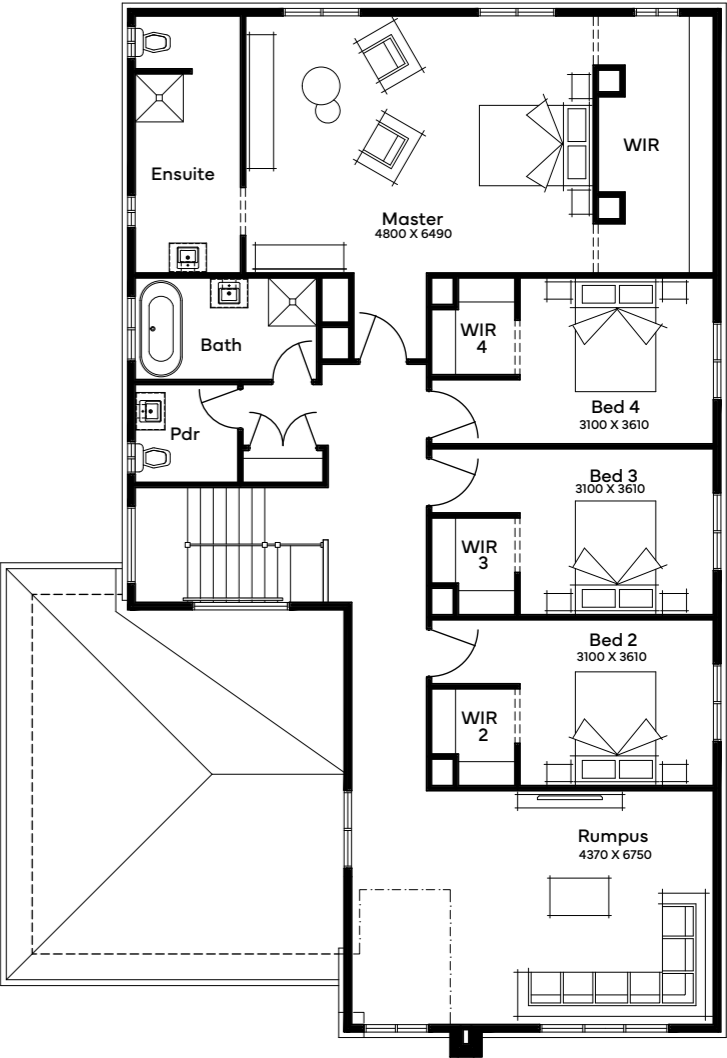


Scan for all design and facade options available with the Lomandra 43, or visit [simonds.com.au](https://simonds.com.au)

GROUND FLOOR



FIRST FLOOR



Standard floorplan shown

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