

## HOME AND LAND

ages shown are for illustrative purposes only and may not represent the final product such as lighting, windh mishings, timber look garage door & timber windows. Façade details including entry door and window sizing y vary between house types. Pricing also excludes features such as fencing, landscaping, letterbox, decking veway and any notable features of the façade. Please speak with your sales consultant for further details.

LOT 12, APPLE GUM ESTATE, LARA (400M2)

# FIXED PRICE **\$476,064**

FIRST HOME OWNERS PRICE \$466,064



#### PACKAGE INCLUSIONS:

- ▼ DEVELOPER & COUNCIL REQS
- ▼ FLOORING THROUGHOUT
- 20MM CAESARSTONE BENCHTOP TO KITCHEN
- OVERHEAD CUPBOARDS TO KITCHEN
- 20 LED DOWNLIGHTS
- BRICKWORK OVER WINDOWS
- 900MM APPLIANCES
- DISHWASHER
- ▼ 2590 CEILING HEIGHTS
- ▼ REMOTE TO GARAGE DOOR

For enquiries please contact: Bruno Esposti 0435219103 Simonds.com.au

#### Metro West

VIC

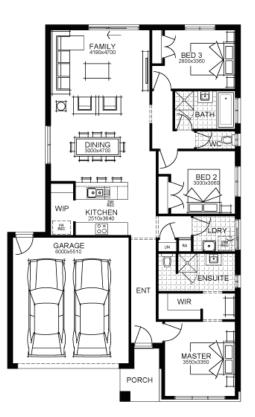
Apple Gum

bruno.esposti@simonds.com.au

All Fixed Price Home and Land packages are subject to Developer and Council approval and is based on Simonds standard floor plan with preferred siting (without alterations). Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. Please refer to the terms and conditions at www.simonds.com.au/terms-and-conditions. This package applies to VIC Metro range only. Please speak with your sales consultant for further details. Pricing is current at 25/07/2020.

#### FLOOR PLAN: LINCOLN 18\_171 FACADE: PELHAM

#### 3 🚝 2 🍝 2 🚘 1 🚍 18sq 🗍



Photographs in this brochure are for illustration purposes only and may depict external building materials that are not permitted pursuant the restrictions contained in proposed plan of subdivision (including, but not limited to, the memorandum of common provisions) and the restrictive covenant (instrument no. F231341) currently registered on the parent title (restrictive covenant).

The photographs do no constitute a representation by the vendor (or its employees/agents/consultants) in respect to permitted external building materials in any manner.

The vendor is endeavouring to remove the restrictive covenant from the parent title, however, in the event that it is not removed, Purchasers purchase a lot subject to the restrictive covenant.

Purchasers should not rely on the photographs in any way, and must make and rely on their own enquires.



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