

2024 EXCLUSIVE

Say hello to a new standard.

Embracing quality as standard, your inclusions
have never looked this good!

QUALITY INCLUSIONS

Built for living. Built to impress.

Our new quality inclusions have been chosen as the perfect pairing for your thoughtfully designed Elevate home.

We've built more into your new home inclusions at no extra cost.



KITCHEN

- Technika 900mm stainless steel dual fuel (gas burners and electric oven) freestanding upright cooker.
- Technika 900mm stainless steel canopy rangehood. Externally ducted on double storey homes.
- Clark Monaco double bowl overmount stainless steel sink.
- 20mm Caesarstone arris edge benchtop in Builders range of colours. Benchtop into window subject to kitchen design.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Overhead cupboards and bulkhead to canopy rangehood wall. Refer to standard plans for dimensions.
- Ceramic tiles to splashback (subject to kitchen design).
- Alder solid brass mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.
- Microwave space with drawer & single power point (subject to kitchen design).

BATHROOM & ENSUITE

- Clark semi-inset seamless vitreous china hand basin.
- Stylus dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- 20mm Caesarstone arris edge benchtop (in Builders range of colours) to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Decina acrylic bath set in a tiled podium.
- Semi frameless 1870mm high overlap clear glass pivot shower doors with ceramic tiled shower base.
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Tiled niche to Master ensuite shower compartment.
- Alder single lever tapware in one of four styles plus hand held shower rose on rail and wall bath outlet.
- Alder single towel rail and toilet roll holder in chrome finish.
- Externally ducted exhaust fans including self-sealing air flow draft stoppers.

LAUNDRY

- Up to 900mm laundry cabinet with 33mm laminate benchtop, 45ltr stainless steel trough and vegie spray tap (space permitting).
- Ceramic wall tiles to laundry, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry cabinetry.

FLOOR COVERINGS

- Category 3 carpet to nominated rooms as per standard plans.
- Choice of ceramic tiles or Laminated timbergrain flooring to nominated rooms as per standard plans.

WINDOWS & EXTERNAL DOORS

- Feature entry door in paint-grade finish, with clear glazing.
- Dowell sliding aluminium windows including keyed window locks. Brick infill above windows and sliding doors (excluding garage & facade).
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable)
- Nylon mesh flyscreens to all openable windows and alfresco door (if applicable).

GARAGE

- COLORBOND® motorised sectional garage door, including 2 remote control units & 1 wall unit.

INSULATION

- 6 Star energy compliant in all orientations (Adelaide build region only).
- R3.5 Glasswool batts to ceiling of roof space with R2.0 to perimeter (excludes garage ceiling space).
- Bradford R2.0 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

CEILINGS

- Single storey designs, 2580mm high internal ceilings.
- Double storey designs, 2580mm high internal ceilings to ground floor, 2430mm to the first floor.

EXTERNAL

- PGH builders range bricks up to Group 2 to dwelling and garage.
- Concrete finish to Alfresco and Porch floor (where applicable).

STAIRS

- Carpeted MDF treads and MDF risers with painted handrail.
- Feature black 40x6mm flat bar balusters. Baluster placement is specific to each home design.

HOT WATER SERVICE

- Rheem 26L/min continuous flow gas hot water service. Placement of unit is at builders discretion.

ROOFING

- Monier concrete colour applied roof tile from builders range.
- COLORBOND® fascia and slotted quad gutter.

FIXING

- Gainsborough lever passage sets and pull handles.
- 67x18mm skirtings and architraves to dwelling and garage.
- Flush panel internal doors with door stops and chrome hinges.
- Single melamine shelf and hanging rail to robes.

PAINT & PLASTER

- Haymes 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage).
- Haymes semi-gloss paint to internal timberwork and doors.
- Haymes flat acrylic to ceilings.
- 75mm cove plaster cornice.

FOUNDATIONS

- Provide 'M-D' Class slab.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment (physical barrier).

HEATING & COOLING

- Up to 7.1kW reverse cycle split system air conditioning unit to the Living Area, and up to 2.6kW to Master Bedroom.
- Additional up to 7.1kW reverse cycle split system air conditioning unit to the Living Area of double storey homes.

ELECTRICAL

- Double power points with batten light points and 20 LED downlights to 20 additional light points.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- One telephone point. TV point to Master Bedroom & Family Room (additional point to Living/Rumpus room if applicable).
- External light point(s) as per standard drawing.
- NBN provision including network hub to the garage.

SERVICES - CONNECTIONS

- Connections are based on a building allotment of up to 650m² with up to 300mm of fall and front building setback of 5m.
- Includes connection of water, sewer, stormwater, NBN conduit & drawstring points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Stormwater includes up to 80 Ln. with up to 7 inlet pits.
- Does not include consumer account opening fees and usage charges. Please discuss with your New Home specialist if connection to natural gas is unavailable. Service connection points must be of a suitable capacity and located within the building allotment, any upgrades will be at an additional charge to the customer.
- Two external taps.
- Plumbing provision only for connection of client provided rainwater tank to one WC.

FACADE

- 450mm eaves to dwelling (excludes garage). See standard plans for additional eaves to return.
- Selected facades are included in your new home base price. Speak to your New Home Specialist for more information.

STRUCTURAL

- 90mm structural pine wall framing and pine truss roof.
- Lifetime Structural Guarantee. Please refer to our website for full terms and conditions.



LIMITED TIME OFFER*

Receive ducted reverse cycle heating & cooling for just \$5K!*

Transform your home into the epitome of comfort and convenience with Ducted Reverse Cycle Heating and Cooling perfectly suited to your brand-new Simonds home **for just \$5,000!** Bid goodbye to chilly winters and sweltering summers as you indulge in the luxury of year-round climate control.

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How Australia Homes

Our "Receive ducted reverse cycle heating and cooling" for just \$5K* promotion is available when purchasing an Elevate range home, from Simonds, from 1 May 2024. This promotion provides customers, who purchase an Elevate range home within the Simonds South Australia build zone, the opportunity to purchase ducted reverse cycle heating and cooling* for just \$5,000. Simonds is not obligated to provide an alternative product where the design constraints of your selected house type do not allow for a ducted reverse cycle heating and cooling system*. Terms and conditions apply. Please see simonds.com.au for more information. *The size, make and type of the ducted reverse cycle heating and cooling system is based on the size of the dwelling and determined by Simonds Homes at Simonds Homes' sole discretion. Simonds Homes Elevate 2024 inclusions are based on the standard house plans. Additional costs will be incurred for structural changes and the selection of some design options. Please speak to your New Home Specialist for clarification. Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers, or due to the product being unavailable or no longer being compliant. Inclusions to be read in conjunction with standard house design plans. Simonds Homes is not obligated to provide a credit where the design constraints of your selected house type do not allow for upgraded inclusions. All photographs in this brochure and on our website are for illustration purposes only and include examples of upgrade items that are not included. Display items such as furniture, lighting fittings, security system, fireplaces, air conditioning, carpets and floor tiling (to areas other than wet areas), landscaping, fencing, driveway and paving are not included. Simonds Homes reserves the right to withdraw or alter these inclusions without notice. Simonds Homes Elevate 2024 Inclusions effective 1 May 2024. © 2023 Simonds SA Pty Ltd - ACN:143 563 900 - Licence 237036.