

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 Elite home.

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

NCC 2022 REQUIREMENTS

- One step free shower recess.
- Single entry point with step free (less than 5mm) threshold between house and garage. Sites requiring a step down to the garage will incur additional cost.
- Noggins to wet areas for future grab rail installation.
- 7 Star energy compliance in at least one orientation.

KITCHEN

- Smeg 900mm stainless steel electric free standing oven and gas cooktop.
- Smeg 900mm stainless steel externally ducted canopy rangehood.
- Clark double bowl undermount stainless steel sink. Includes two basket wastes.
- Select from a range of Category 5 kitchen handles to all doors and drawers.
- 40mm Caesarstone arris edge benchtop in Builders range of colours. Benchtop into window subject to kitchen design. Includes 1000mm deep island bench.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Soft close doors and drawers.
- Up to four pot drawers (subject to available space)
- Overhead cupboards and bulkhead to canopy rangehood wall. Refer to standard plans for dimensions.
- Overhead cupboards and bulkhead to refrigerator space.
- Ceramic tiles to splashback (subject to kitchen design).
- Alder solid brass pull-out 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

- Choice of Clark semi-inset seamless or above counter vitreous china hand basin.
- Choice of Alder extended tap mixers in a range of colours.
- Stylus dual flush vitreous china wall faced close coupled toilet suite with soft close seat and enclosed trap.
- Polished edge floating mirrors mounted on backing board above vanity.
- 20mm Caesarstone arris edge benchtop (in Builders range of colours) to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Decina free standing bath where design permits.
- Semi frameless 2000mm high in-line clear glass pivot shower doors with tiled shower base.
- Full height ceramic wall tiles to Master Ensuite.
- Tiled niche to all shower compartments.
- Alder single lever tapware, hand held shower rose on rail and wall bath outlet. Master ensuite includes rain head and hand set.
- 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 and matching overhead cabinets with plaster bulkhead with laminate infill above, 45ltr stainless steel trough and vegie spray tap (space permitting).
- Ceramic wall tiles to laundry, with floor tiles and skirting tiles throughout.
- Ceramic tiles to splashback.
- 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 laminate timber floors to nominated rooms as per standard plans.

WINDOWS & EXTERNAL DOORS

- 2340mm x 1020 high feature entry door in paint -grade finish, with clear glazing (includes sidelights where applicable).
- Dowell sliding aluminium windows including keyed window locks. Brick infill above windows and sliding doors (excluding garage & facade).
- Gainsborough Contemporary Trilock external door furniture and key in knob entry set to garage access door (if applicable).

GARAGE

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

INSULATION

- 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

- Double storey, 2740mm high internal ceilings to ground floor, 2440mm 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)
- Tiled balcony (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 270L electric heat pump 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 with dummy lever handles. Includes privacy sets to bathrooms, ensuites and powder rooms (where applicable).
- 92x18mm skirtings and 67x18mm architraves to dwelling and garage.
- Flush panel internal doors with door stops and chrome hinges.
- 2340mm high internal doors throughout.
- Twin robe towers to master bedroom WIR.
- Single melamine shelf and hanging rail to robes.
- Chrome door stops.

PAINT & PLASTER

- Square set ceilings to entry and connected main living rooms on ground floor, and to Master Ensuite to suit full height tiling.
- 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.
- 90mm cove plaster cornice.

FOUNDATIONS

- Concrete waffle slab, engineer designed 'M' class, maximum 300mm fall and no existing fill. Site costs will be adjusted if founding conditions differ.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment (physical barrier).

HEATING & COOLING

- Ducted refrigerated cooling to suit home design.

ELECTRICAL

- Double power points with LED downlights throughout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- One telephone point. TV & data 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.
- Ceiling fans to Bedrooms, Living areas and Alfresco (design specific).

SERVICES – CONNECTIONS

- Based on a building allotment of up to 500m² and a maximum building setback of 6m (subject to Planning Authority).
- Additional charges will apply for blocks greater than 500m², and those requiring more than 300mm equal cut and fill.
- Connection of services - water, natural gas (where available), electricity, sewer, telephone conduit & stormwater is included. Additional charges may apply for blocks greater than 500m², with more than 300mm of fall or more than 6m setback to dwelling. Does not include electricity and telephone consumer account opening fees. Please discuss with your New Home Specialist if connection to natural gas is unavailable.
- Two external taps.

FACADE

- 450mm eaves to dwelling (excludes garage). See standard plans for eave treatment to garage.
- 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 up to \$30K worth of upgrades for just \$5K!*

Give your Elite home the finish it deserves with:

- ✓ 2590mm ceiling height to first floor of double storey.
- ✓ COLORBOND® custom orb roofing (excluding sarking) or Monier Atura concrete colour applied roof tile.
- ✓ Dowell aluminium stacker door to Alfresco (if applicable).
- ✓ Victorian Ash stain grade timber staircase. Baluster placement is specific to each home design.
- ✓ Porcelain 600 x 600 tiles to Kitchen, Meals, Entry (as per standard plans) or equivalent engineered timber flooring.
- ✓ Porcelain floor and skirting tiles to Laundry, Powder, Bathroom and Ensuite(s).
- ✓ Full height porcelain wall tiles to Master Ensuite.
- ✓ Category 4 carpet to nominated rooms as per standard plans.
- ✓ PGH builders range bricks up to Group 4 to dwelling & garage.

simonds.com.au 1300 SIMONDS


How Australia Homes

Our "\$30k worth of upgrades for just \$5K" promotion is available when purchasing an Elite range home, from Simonds, from 1 May 2024. This promotion provides customers, who purchase an Elite range home within the Simonds Queensland build zone, with \$30,000* worth of upgrade packs when you spend \$5,000 on upgrade packs to your Elite range home. This promotion is not redeemable for cash. Simonds is not obligated to provide a credit where the design constraints of your selected house type do not allow for upgraded inclusions. Terms and conditions apply. Please see simonds.com.au for more information. The \$30,000 value is based on the total recommended retail price of upgrade items for the Hinterland 59 double storey home design, from the Simonds Homes Elite range, built in the Simonds Homes Metropolitan Queensland build zone. Simonds Homes Elite 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 Elite 2024 Inclusions effective 1 May 2024. ©2023 Simonds Queensland Constructions Pty Ltd - ACN: 144 869 643. Licence 1192095.