

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 Emerge home.

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



KITCHEN

- Bellissimo 600mm stainless steel electric underbench oven and gas cooktop.
- Technika 600mm stainless steel canopy rangehood. Externally ducted on double storey homes.
- Clark 1¾ bowl stainless steel sink. Includes two basket wastes.
- Laminex 33mm post formed or square edge laminate benchtop.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- 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.

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.
- Laminex 33mm laminate benchtop to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Decina acrylic bath set in a tiled podium.
- Semi framed 1870mm high clear glass pivot shower doors with ceramic tiled shower base.
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Alder single lever tapware, hand held shower rose 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 800mm 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 2 carpet to nominated rooms as per standard plans.
- 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 and doors including keyed locks. Single storey designs only, have FC sheet above windows and sliding doors (excluding entry door).
- Gainsborough external door furniture including lever handle set, single cylinder deadlock 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 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

- 2430mm high internal ceilings.

EXTERNAL

- PGH builders range bricks to dwelling and garage as per included colour palette.
- Concrete finish to Alfresco and Porch floor (where applicable).

STAIRS

- Carpeted MDF treads and MDF risers with painted handrail.
- Round black balusters from the standard builders range. 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.
- 67x12mm 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).

ELECTRICAL

- Double power points & light switches (white), with batten light points as per standard electric layout.
- 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.

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.m 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 facade and first floor of double storey homes. 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*

Double your money with double the value!*

Enhance your new Emerge home inside and out with double the value! **Spend \$5K to receive \$10K* worth of upgrade packs to enhance your kitchen, bathroom, electrical, or external finishes.** Couple this with our exclusive 2024 inclusions and your new home will be built to impress for years to come.

Visit **simonds.com.au** or speak to your New Home Specialist to view our Emerge upgrade packs today!

simonds.com.au 1300 SIMONDS


How Australia Homes

Our "Double your money" promotion is available to customers who purchase an Emerge range home, from Simonds, from 1 May 2024. This promotion provides customers, who purchase an Emerge range home within the Simonds Homes South Australia build zone, with \$10,000* worth of upgrade packs when you spend \$5,000 on upgrade packs to your Emerge 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.*This amount is based on the total recommended retail price of the chosen upgrade packs for any Emerge home. Simonds Homes Emerge 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 compliant. Inclusions to be read in conjunction with standard house design plans. Simonds 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 Emerge 2024 Inclusions effective 1 May 2024. © 2023 Simonds SA Pty Ltd - ACN:143 563 900 - Licence 237036.