



# HOME AND LAND

LOT 7, NEW ROAD, ANGLE VALE (454M2)

FLOOR PLAN: TUSMORE 2514  
FACADE: KEW

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

FROM\*  
**\$414,760**

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**\$17K UP2U**  
TO SPEND HOW YOU CHOOSE\*

**SIMONDS**  
BUILDING HOMES SINCE 1949

## PACKAGE INCLUSIONS:

- ▼ GENEROUS SITE & FOOTING COSTS FIXED BEFORE CONTRACT
- ▼ DEVELOPER & COUNCIL REQUIREMENTS
- ▼ RENDER TO FACADE, EXTERNAL LIGHTS
- ▼ UPGRADED BRICKS, FLAT ROOF TILES
- ▼ QUALITY LAUNDRY & KITCHEN JOINERY
- ▼ TIMBER FINISH FLOATING FLOOR & CARPET THROUGHOUT
- ▼ LED DOWNLIGHTS, NBN READY
- ▼ FULL STORMWATER SYSTEM
- ▼ DUCTED R/C HEATING & COOLING
- ▼ BASED ON LAND SALE OF \$175,950



For enquiries please contact:  
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From pricing is based on standard plan, builders preferred siting, site costs allowance, and is subject to extreme site changes beyond our reasonable control and unknown at the time of print. All packages are subject to Developer and Council approval. Package Price does not include stamp duty, government, legal or bank charges. Any alterations may incur additional charges. Prices are based on availability and price of land. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. This package applies to SA New Living range only. Please speak with your sales consultant for further details. Pricing is current at 18/10/2018.