

**SIMONDS**  
BUILDING HOMES SINCE 1949

**Embark**  
UPGRADES  
- Plus -  
FLOORING INCLUDED



**15K**  
First Home  
Owners  
Grant Available\*

# HOME AND LAND

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.

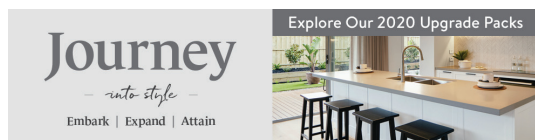
LOT 178, AUDREY AVE, ANGLE VALE (511M2)

FLOOR PLAN: HEDLAND 25  
FACADE: HARRISDALE

**FROM\***  
**\$454,055**

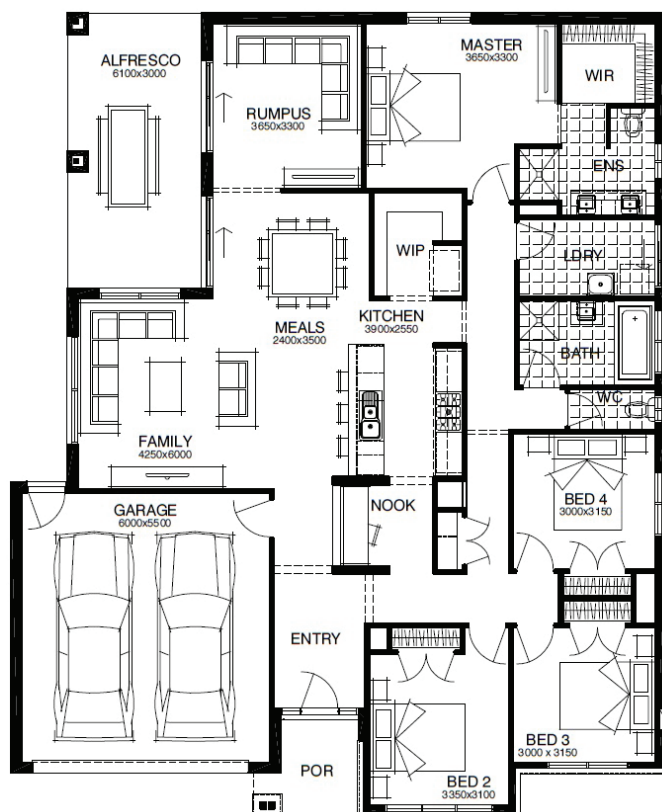
BASED ON LAND SALE \$182,500

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## PACKAGE INCLUSIONS:

- GENEROUS SITE & FOOTING COSTS FIXED BEFORE CONTRACT
- DEVELOPER & COUNCIL REQUIREMENTS
- RENDER TO FACADE & ATURA PROFILE ROOF TILE
- QUALITY LAUNDRY & KITCHEN JOINERY WITH O/H CUPBOARDS
- 20MM CAESARSTONE BENCHTOPS TO KITCHEN, BLINDS THROUGHOUT
- 3 COAT PAINT SYSTEM, 20 DOWNLIGHTS
- FULL STORMWATER SYSTEM, NBN READY
- DUCTED R/C HEATING & COOLING



**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 20/11/2020.  
Land Sale by Century 21 Special Projects - RLA 2140