

**Xpress**  
Built by SIMONDS



# FIXED PRICE 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 1202, Wallara Waters Estate, WALLAN (420M2)

FLOOR PLAN: Sage 24\_224  
FACADE: Rockford

# \$484,480

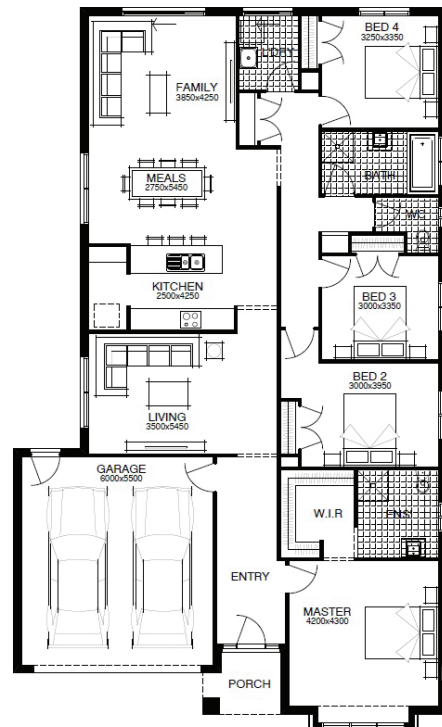
FIRST HOME OWNERS PRICE \$464,480

4 🚗 2 🌧️ 2 🚗 2 🛏️ 24sq 📏

**WELLNESS LIVES HERE**  
*You should too.*

## PACKAGE INCLUSIONS:

- ▶ DEVELOPER & COUNCIL REQ'S
- ▶ WELLNESS - DARWIN ESSENTIALS PACK
- ▶ DARWIN STAGE 1 WATER FILTRATION SYSTEM
- ▶ DARWIN AIR FILTER AND GRILLE
- ▶ 5X DARWIN CIRCADIAN CAPABLE DOWNLIGHTS TO MASTER BEDROOM
- ▶ DARWIN HUB
- ▶ 3 COAT PAINT APPLICATION
- ▶ SECTIONAL LIFT GARAGE DOOR
- ▶ TILED SHOWER BASE



For enquiries please contact:  
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All Fixed Price Home and Land packages are subject to Developer and Council approval and is based on Simonds standard floor plan with preferred siting (without alterations). Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. Please refer to the terms and conditions at [www.simonds.com.au/terms-and-conditions](http://www.simonds.com.au/terms-and-conditions). This package applies to VIC Xpress range only. Please speak with your sales consultant for further details. Pricing is current at 03/09/2019.