

FIXED PRICE

House & Land Package



TALLOWOOD 52 | ELITE RANGE

FIXED PRICE
GUARANTEE

SPEND \$5K & RECEIVE
\$32K
WORTH OF UPGRADES

STRUCTURAL
LIFETIME
GUARANTEE

\$1,204,848*

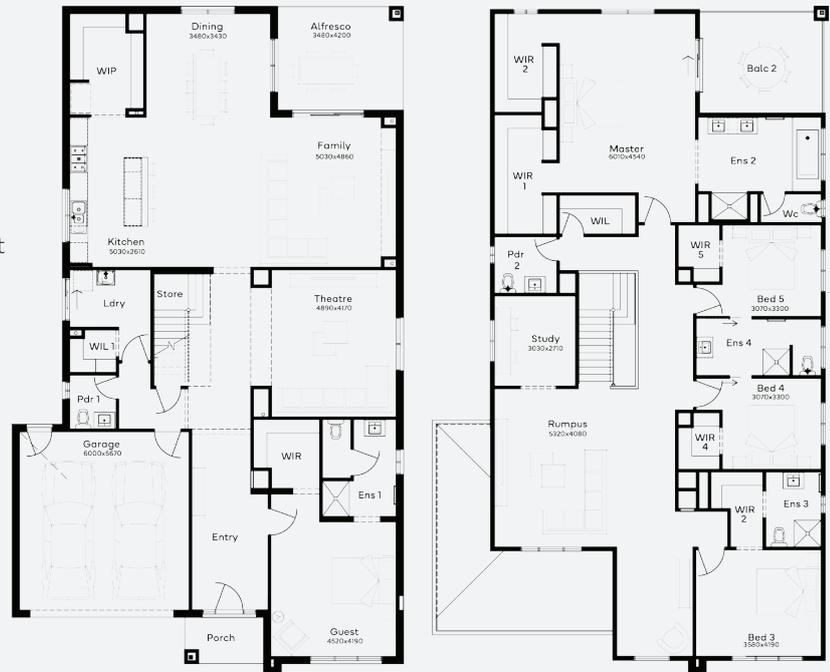
Lot 515, Pakenham East
Maple Grove Estate (512m²)



FIRST HOME OWNERS -

INCLUSIONS

- + Fixed price Site Costs
- + Developer & council requirements
- + Feature front entry door
- + Colorbond Sectional garage door & remote controls
- + Floor coverings to entire house Including Porcelain Tiles or Engineered Timber Floors & Upgraded Carpet
- + Stone benchtops to kitchen, Bathrooms and Ensuite
- + Smeg 900mm stainless steel electric free standing oven and gas cooktop.
- + Square set ceilings to entry and connected main living rooms on ground floor
- + Ducted reverse cycle heating and cooling
- + Colorbond custom orb roofing or Monier Atura concrete roof tile



For enquiries please contact: **Donna Iliadis - 0431 205 952**

simonds.com.au



All Fixed Price House and Land packages are subject to approval by the Developer and Council. These packages are based on Simonds' standard floor plan with preferred siting and without any alterations. The Package Price does not include stamp duty, government charges, legal fees, or bank charges. Additional costs, including a Community Infrastructure Levy and Asset Protection Permit, are not included in the package pricing. Any alterations to the standard floor plan may result in additional charges. The land price, for the land being the subject of the Fixed Price House and Land package, and its availability must be confirmed by Simonds prior to making a purchase. Simonds reserves the right to withdraw or amend the pricing, inclusions, and promotions for the Fixed Price House and Land package at any time without prior notice. Terms and conditions apply, for more information, please refer to our terms and conditions at www.simonds.com.au/terms-and-conditions. This package is applicable to the VIC - Elite range only. 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. For further details, please consult with your sales representative. Pricing is current as of 19/02/2026 and is subject to change.