

Turnkey House & Land Package

Lot 233, Serenity Estate, Warragul

SIMONDS

FIXED PRICE
GUARANTEE

QUALITY
TURNKEY
INCLUSIONS

STRUCTURAL
LIFETIME
GUARANTEE



CANNING 22

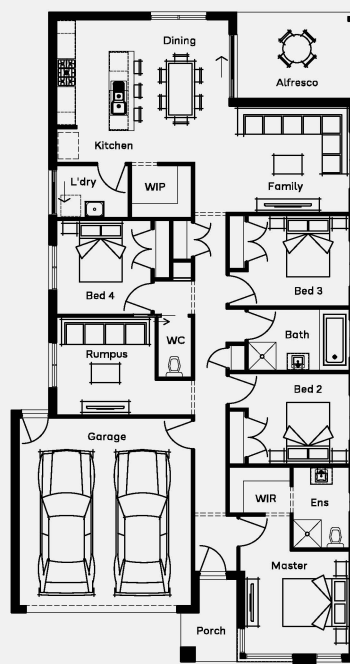
\$742,840



LAND PRICE: \$351,000 **LAND SIZE:** 634m²
HOUSE PRICE: \$391,840 **HOUSE SIZE:** 22.1SQ
TITLES DUE: DEC-26 **FACADE:** BATES

TURNKEY INCLUSIONS

- Guaranteed fixed site costs
- Floor coverings to entire house
- Coloured through concrete driveway & path
- 900mm stainless steel upright cooker & 900mm rangehood
- Stainless steel dishwasher
- Flyscreens to all openable windows & sliding doors
- 20mm Caesarstone arris edge benchtop to kitchen, bathroom & ensuite
- 2590mm ceiling height to ground floor
- Concrete perimeter/path around entire home
- Colorbond motorised sectional garage door with remote
- Lovelight single roller blinds throughout
- Front & Rear landscaping, Letterbox & Clothesline



For enquiries please contact:

All images are for illustrative purposes only and should be used as a guide. Images include examples of upgrade items that are not available for Simvest by Simonds homes range. ALL Simvest by Simonds homes include pre-determined floorplans, siting, exterior facades/colours, interior colours and floorings, and the customer is not entitled to making any alterations whatsoever. Package Price does not include stamp duty, government, legal or bank charges. Simonds reserves the right to withdraw or amend this promotion at any time without notice. Pricing is current at 28/05/2026 CDB-U 49491

Supported by **Simonds Homes'**
75 years of industry leadership,
Simvest is your partner in achieving
long-term investment success.

Simvest is a carefully curated collection of homes, thoughtfully designed for the discerning investor. Our fixed-price turnkey packages eliminate the guesswork from property investment, ensuring that your new property is rent-ready from the moment it's completed. Each home in the Simvest range is crafted to the highest standards, blending functionality with modern design to appeal to today's renters and buyers.

Our turnkey approach allows you to focus on building your portfolio with the confidence that your investment is in safe hands. Whether you're a seasoned investor or just starting, Simvest offers a seamless, stress-free experience, designed to help you achieve your financial goals.

Discover the Simvest difference and take the next step in your property investment journey with a partner you can trust.

Why invest with Simvest by Simonds?

With 100% fixed costs, turnkey quality inclusions, and unmatched designs throughout enviable locations across Melbourne, your next investment is just a couple of steps away.

Fixed Price Guarantee ^[1]

At Simonds, we understand the importance of financial certainty when investing in a new home. That's why we offer a Fixed Price Guarantee, ensuring there are no unexpected costs or hidden fees throughout your building journey.

Turnkey Quality Inclusions

With unmatched quality, our turnkey inclusions include all of the essentials you need to move in tenants quickly or sell. Our close and longstanding partnerships with valued suppliers and trades means that your investment is in safe hands. Experienced Site Managers carefully managing your build and independent inspections at each stage of the build ensure quality, transparency and peace of mind from slab to settlement.

Multi-Award Winning Builder

With numerous industry accolades to our name, Simonds is proud to be recognised as a leader in the Australian home-building industry. Our commitment to excellence has earned us awards for design, innovation, and customer satisfaction. With an impressive range of floorplan and facade options, each home is thoughtfully considered for modern homeowners.

Lifetime Structural Guarantee ^[3]

We stand by the quality of our work. That's why every Simonds home comes with a Lifetime Structural Guarantee^[3], providing you with the security and confidence that your new investment is built to last.

Guaranteed Site Starts ^[2]

We value your time, which is why we promise Guaranteed Site Starts. This means we commit to beginning construction on your new home as scheduled, so you can move forward with confidence.

75 Years of Building Quality Homes

For 75 years, Simonds has been at the forefront of homebuilding in Australia, delivering quality homes that families love. Our experience and dedication to craftsmanship and exceptional service have made us a trusted name in the industry.

Canning 22

 4
  1
  2
  2

Plan Size^(WxL)

11.03m x 20.99m

Minimum Lot Size^(WxL)

12.5m x 28m

Room Sizes

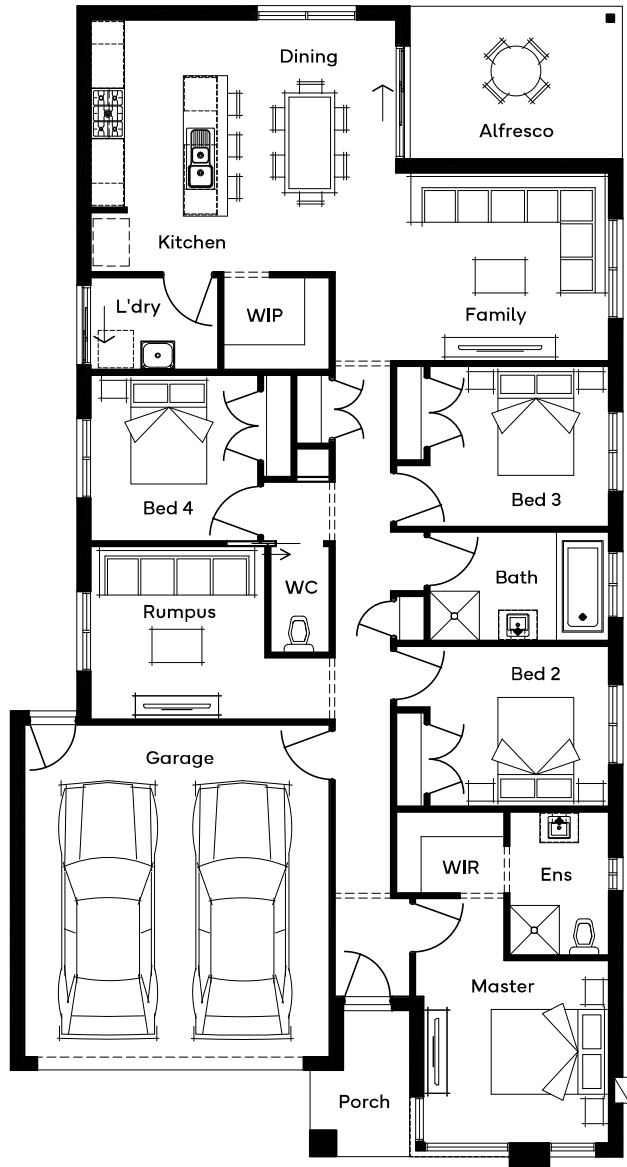
Master Bedroom	3300 x 3350
Bedroom 2	2900 x 3240
Bedroom 3	2900 x 3240
Bedroom 4	3000 x 3020
Family	3400 x 3840
Dining	4560 x 3040
Kitchen	4560 x 2470
Rumpus	3130 x 3150
Alfresco	2760 x 3840
Garage	6000 x 5510

Specifications

Ground Floor	154.27m ²	16.61sq
Porch	4.11m ²	0.44sq
Garage	36.37m ²	3.91sq
Alfresco	10.60m ²	1.14sq
Total	205.35m ²	22.10sq

Structural Options

+ Butler's



Standard floorplan with Murrell facade shown

Included External Palettes

Facade images are for illustrative purposes only and may not represent the final product as shown. Please speak to a Sales Agent for specification details & more information.

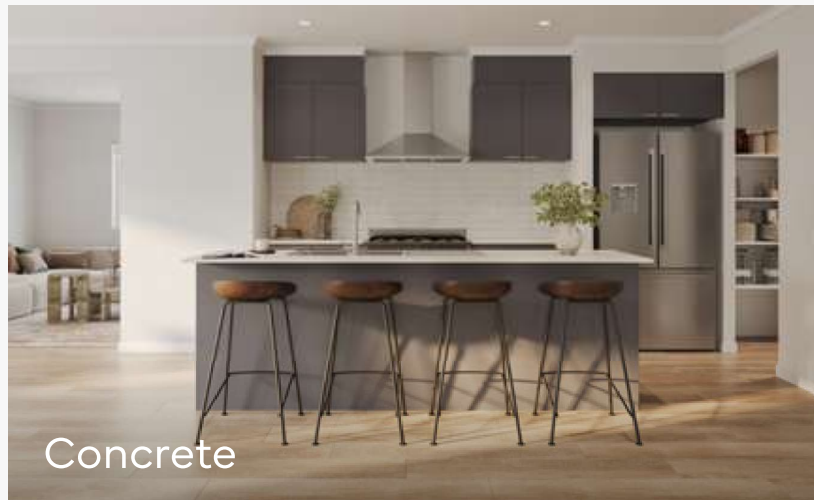


PALETTES



Included Internal Palettes

Interior images are for illustrative purposes only and may not represent the final product as shown.
Please speak to a Sales Agent for specification details & more information.



PALETTES



Quality Inclusions

NCC 2022 Requirements

- One step free shower recess.
- Single entry point with step free (less than 5mm) threshold between house and garage. Sites requiring a step down to the garage will incur additional cost.
- Noggins to wet areas for future grab rail installation.
- 7-star energy compliance.
- Includes up to 3kW (single storey) or 5kW (double storey) Photovoltaic panels with inverter to meet whole of home requirements.

Kitchen

- Technika 900mm stainless steel upright cooker (design specific)
- Technika 900mm stainless steel canopy rangehood
- Technika Bellissimo freestanding stainless steel dishwasher
- Clark 1¾ bowl stainless steel sink. Includes two basket wastes.
- 20mm Caesarstone arris edge benchtop in Builders range of colours. Benchtop into window subject to kitchen design.
- 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.
- Overhead cabinetry to suit 900mm appliances
- Overhead cabinetry to Fridge Space (with bulkhead)

Bathroom & Ensuite

- 20mm Caesarstone arris edge benchtop (in Builders range of colours) to fully lined cabinetry with Laminex melamine square edge doors & panels.
- 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.
- 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
- Tiled Niches to Bathroom & Ensuite (610mm x 410mm)

Laundry

- Up to 800mm laundry cabinet with 33mm laminate benchtop, 45ltr stainless steel trough and veggie 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 Bedrooms
- Laminated timbergrain flooring to remainder of house (Excluding wet areas and Bedrooms)
- Ceramic 450mm x 450mm floor tiles to Wet Areas

Windows & External Doors

- Feature entry door in paint-grade finish, with clear glazing.
- Dowell sliding aluminium single glazed windows and doors including keyed locks.
- Double storey designs only, have double glazed windows and sliding doors to all living areas on the ground floor (excludes facade windows).
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable).
- Nylon mesh flyscreens to all openable windows and alfresco door (if applicable).
- Lovelight Single Roller Blinds throughout (excluding widows with obscure glazing or widows above a benchtop or staircase).

Garage

- COLORBOND® motorised sectional garage door, including 2 remote control units & 1 wall unit

Insulation

- R5.0 Glasswool batts to ceiling of roof space with R2.5 to perimeter (excludes garage ceiling space).
- Bradford R2.5 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

Ceilings

- 2590mm nominal internal ceiling height, measured overall to frame plates
- Double storey designs, 2590mm high internal ceilings to ground floor, 2440mm to the first floor.

External

- Austral builders range bricks to dwelling and garage as per included colour palette.
- Brickwork Over side and rear windows and sliding doors.
- Concrete finish to Alfresco and Porch floor (where applicable).

Landscaping

- Front Landscaping Area: Up to 6m2 Instant turf with 50mm deep top soil, 50mm deep pebbles to either side of driveway, 50mm deep pine mulch to garden bed, jarrah edging, drip irrigation system to garden beds, 1 No. Tree (Max. mature growth height of 2m), 15 No. Plants – Shrubs (150mm Pot), 5 No. Plants – Shrubs (200mm pot size) between fence and driveway.
- Nature Strip Area: Nature strip will be levelled, topsoiled and lawn seed applied.
- Rear Landscaping Area: Up to 40m2 Instant turf with 50mm deep top soil, 50mm deep mulched garden beds, jarrah edging, 6 No. 300mm x 300mm Concrete Pavers, 10 No. Plants – Shrubs (200mm Pot), with drip irrigation system to garden beds.
- Charcoal pillar letter box with chrome house number.
- Ground or wall mounted clothesline.
- Fencing: Provide full share 1800mm high fencing to sides and rear boundaries (note: fence finishes in line with house one side and butts up to the rear of the garage other side). Fencing Type: Timber Paling or Colorbond (estate compliant). Includes wing fence and gate where applicable.
- External Paving: Concrete Perimeter/Path Around Home (reinforced colour through concrete)

INCLUSIONS

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 160 litre solar water heater with continuous flow booster. Please note: Solar collector panel and storage tank positioned at the 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.
- 67x18mm 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

- Up to Class H1 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required, or additional charges may apply.
- Angle of Repose: Home to be sited a minimum of three metres from easement (If sited closer then additional charges may apply).
- Rock Allowance: Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment (physical barrier)

Heating & Cooling

- Bonaire 3-star gas ducted heating unit in roof space.
- Split System Bedroom (1 No. 2.5kw wall mounted Reverse Cycle Split System Air Conditioner)
- Split System Living (1 No. 7kw wall mounted Reverse Cycle Split System Air Conditioner)
- Additional Split System to Second Storey (1 No. 7kw wall mounted Reverse Cycle Split System Air Conditioner (applicable to double storey homes only). Placement of unit is at builders discretion.

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.
- Digital TV antenna connected to internal TV points.
- LED Downlights to Living Areas and Bedrooms

Services - Connections

- Connections are based on an allotment of up to 650 square metres with a maximum five metre front setback to house.
- Includes connection of water, sewer, telephone conduit and stormwater points within the allotment, connection of single-phase underground power up to 12 metres from pit, and gas services (where available) immediately adjacent to the allotment.
- Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges.
- NBN basic provision including network hub to the garage, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required.
- Two external taps.

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 Sales Agent for more information.

Structural

- 90mm structural pine wall framing and pine truss roof.
- Lifetime Structural Guarantee^[3].