Turnkey House & Land Package

Lot 181, Serenity Rise Estate, Warragul

SIMONDS



MANSELL 27

FIXED PRICE
GUARANTEE

QUALITY
TURNKEY
INCLUSIONS

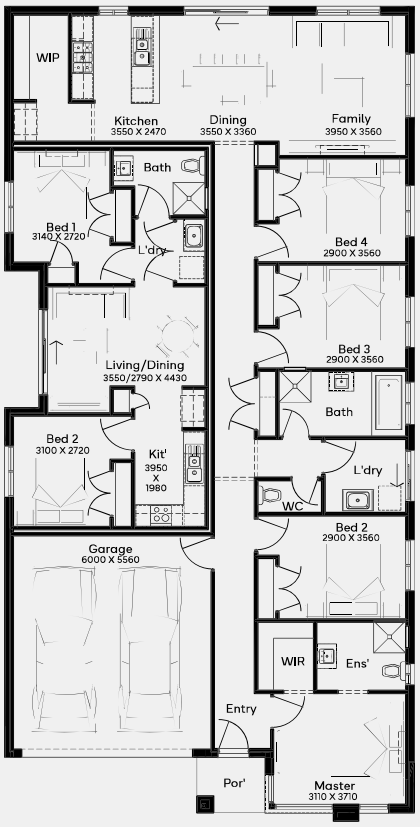
STRUCTURAL
LIFETIME
GUARANTEE

$833,708

LAND PRICE:	$325,000	LAND SIZE:	572m2
HOUSE PRICE:	$508,708	HOUSE SIZE:	26.80SQ
TITLES DUE:	DEC-26	FACADE:	ALLAN

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 perimeterpath 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 25/8/2026

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.



All images are for illustration purposes only and may contain upgrades not included.

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.

+ 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.

+ 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.

+ 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

+ 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

+ 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.

Dual Key

With Dual Key by Simvest, unlock the power of two homes on a single title. A self-contained secondary unit with its own private entrance sits alongside a larger primary residence — perfect for boosting rental returns, supporting multigenerational living or offering flexibility as a live-in landlord.



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Mansell 27

Plan Size (WxL)
11.51m x 22.91m

Minimum Lot Size (WxL)
14m x 30m

Main Dwelling

4 1 2 2

Master Bedroom	3110 x 3710
Bedroom 2	2900 x 3560
Bedroom 3	2900 x 3560
Bedroom 4	2900 x 3560
Family	3950 x 3560
Dining	3550 x 3360
Kitchen	3550 x 2470
Garage	6000 x 5500

Studio

2 1 1

Bedroom 1	3140 x 2720
Bedroom 2	3100 x 2720
Living/Dining	3550 x 4430
Kitchen	3950 x 5560

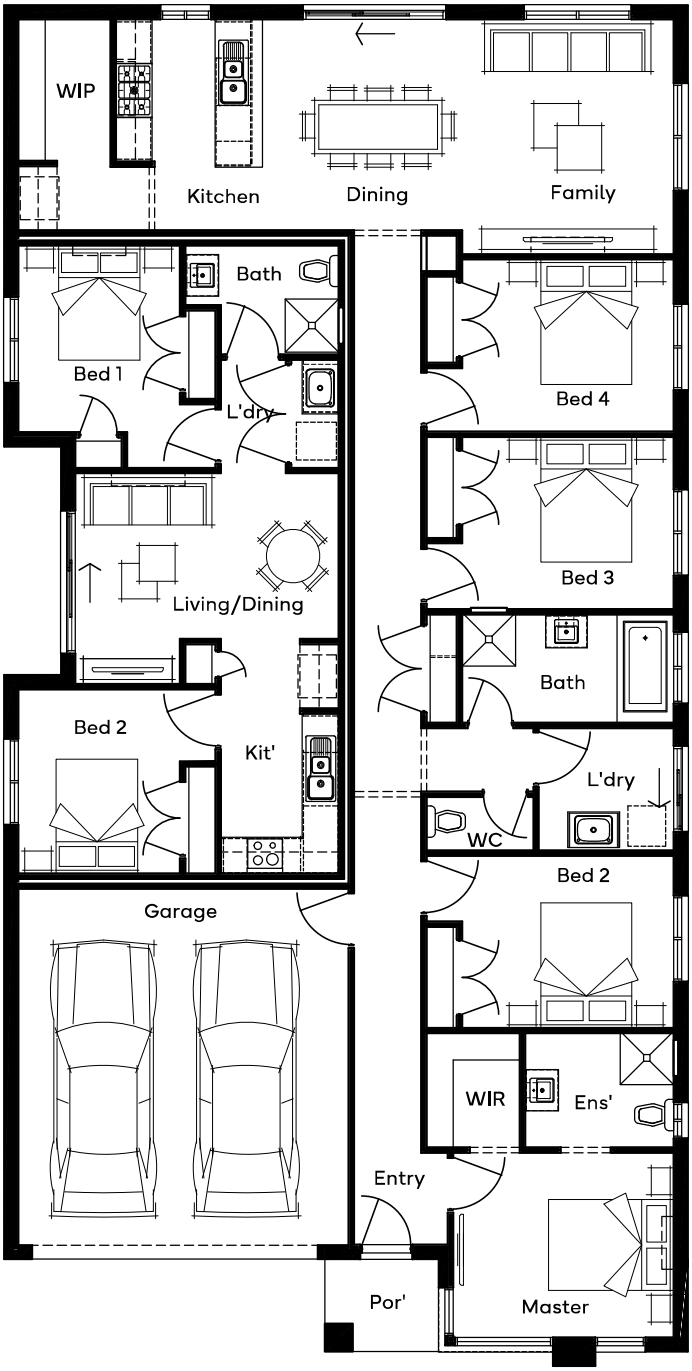
Specifications

Main Dwelling

Ground Floor	149.75m²	16.12sq
Porch	3.00m²	0.32sq
Garage	36.66m²	3.95sq

Studio

Ground Floor	59.58m²	6.41sq
Total	**248.99m²**	**26.80sq**



Standard floorplan with Murrell facade shown

All floorplans are for illustrative purposes only and may not represent the final product.
Final design may differ to meet developer, NCC and other compliance requirements.

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 t for specification details & more information.






Relax
✓ INCLUDED


Retreat
✓ INCLUDED


Sanctuary
✓ INCLUDED

Included Internal Palettes

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






Daintree
✓ INCLUDED


Ghostgum
✓ INCLUDED


Habitat
✓ INCLUDED

Quality Inclusions

Preliminaries

- **Council and Authorities:** Builder to order all council and authority property information
- **Drafting:** Builder to complete full set of sited working drawings
- **Engineering:** Builder to provide a full set of structural and civil engineering design

NCC 2022 Requirements

- **Shower:** One step free shower recess.
- **Garage:** 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.
- **Energy Rating:** Builder to provide energy rating report and allowance for 7-star energy rating requirements. Excludes low-e glazing if required, to be charged at an additional cost
- **Electrical:** Includes up to 3kW (single storey) Photovoltaic solar system, with 7 No. solar panels with inverter to meet whole of home requirements.

Building Allotment

- **Foundation Class:** 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
- **Temporary Fencing:** Supply and hire of temporary fencing to site where required to council requirements
- **Silt Fence:** Supply and hire of environmental silt fence to front of property as required by council
- **Rock Allowance:** Allowance of rock excavation and removal. If explosives or core drilling is required, extra charges will apply
- **Termite Treatment:** Part A slab penetration termite treatment & Part B slab perimeter termite treatment (physical barrier)
- **Angle of Repose:** Home to be sited to a minimum of three meters off easement. If sited closer, then additional charges may apply
- **BAL 12.5:** Included if required

CONNECTION OF SERVICES

- Connections are based on an allotment of up to 650 square metres with a maximum five metre front setback to house.
- **Stormwater & Sewer:** Includes connection of sewer and stormwater points within the allotment.
- **Water Connection and Tapping:** Same side 20mm dry water tapping included within the building lot. Excludes wet tapping, larger tapping and/or under road bore where required
- **Power:** Three phase underground power provision (up to 12m)
- NBN: Includes NBN basic home wiring network including network hub to garage, cable, telephone points, 1 (no) data point, NBN conduit and connection point. Excludes development contribution application and payment to NBN on behalf of the client
- **Exclusions:** Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges.

External Features

- Brickwork: Builders range clay brick selection to dwelling and garage as per included external colour palettes
- **Mortar Joints:** Natural colour rolled joints to brickwork
- **Render:** Acrylic texture coating render as per plan (design specific)
- **Infills Over Windows:** Brick infills over all windows and external doors
- **Front Entry Door:** 2040mm Builders range Hume SIM XS27 with clear glazing – painted finsh
- **Front Entry Door Furniture:** Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (design specific)
- **Front Entry Door Frame:** Timber door frame
- **Windows:** Powder coated single glazed aluminium framed sliding windows. Subject to 7-star energy rating requirements
- **Sliding Doors:** Powder coated single glazed aluminium framed sliding doors as per plans (location is design specific)
- **Locks:** Builders range locks to all windows and sliding doors, separately keyed for each dwelling
- **Flyscreens to Windows:** Nylon mesh aluminium framed fly screens to all openable windows
- **Flyscreens to Glass Sliding Doors:** Nylon mesh aluminium framed fly screens to all external sliding doors
- **Eaves:** 450mm wide eaves to front façade with cement sheet soffits (design specific)

Roofing

- **Pitch:** 22.5 degrees
- **Material:** Concrete colour applied roof tiles
- **Fascia and Guttering:** Colorbond® fascia, gutter and downpipes

Structural

- 90mm structural prefabricated pine wall frame and roof trusses with Lifetime Structural Guarantee
- **Party Wall System:** CBMA Firezone party wall system with split trusses over party walls

Ceiling

- 2590mm ceiling height throughout

Insulation

- **Ceiling:** R5.0 insulation batts or similar as per 7-star energy rating requirements, excludes garage ceiling
- **External Walls:** R2.5 insulation batts or similar as per 7-star energy rating requirements, inclusive of wall between main home and studio
- **NOTE:** Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 7-star standard compliant.

Plaster

- **Ceiling:** 10mm plasterboard
- **Walls:** 10mm plasterboard
- **Cornice:** 75mm cove
- **Wet Areas:** 10mm water resistant plasterboard

Internal Features

- **Doors:** 2040mm high flush hinged panel hollow core throughout. Width as per plans
- **Door Furniture:** Gainsborough lever door furniture to hinged doors
- **Robe Doors:** 2040mm high flush hinged panel hollow core doors (design specific)
- **Skirtings:** 67x18mm single beveled primed MDF
- **Architraves:** 67x18mm single beveled primed MDF
- **Door Stop:** Nylon 75mm, white
- **Draft Seals:** Full perimeter draft seals to all entry door frames and internal access door to garage
- **Roller Blinds:** Lovelight single blockout roller blinds throughout (excluding windows with obscure glazing)

Paintwork – Three Coat Application

- **Timberwork:** Haymes semi-gloss paint to internal timberwork and doors
- **Ceilings:** Haymes flat acrylic
- **Internal Walls:** Haymes low-sheen acrylic in one standard colour to all internal walls

Electrical

- **Power Points:** Double power points throughout, excluding single power point to dishwasher, microwave and refrigerator provision (design specific)
- **Internal Light Switches:** Wall mounted switches in white
- **Internal Light Points:** 240V 8W LED white downlights throughout
- **External Light Points:** 100mm 240V white recessed downlight to front entry. Weatherproof para flood lights to all external access points as per plans
- **Telephone Points:** Provide (1 No) telephone point to main dwelling and (1 No) to studio
- **TV Points:** Provide (2 No) TV points to main dwelling and (2 No) to studio
- **Antenna:** Provide digital TV antenna, including booster and splitter box
- **Smoke Detector:** Smoke detectors interlinked to comply with AS3786.
- **Safety Switch:** RCD safety switch and circuit breakers to meter box

PLUMBING

- **Garden Taps:** Provide 3 No. garden taps. One located to the front, one located to the rear of the main dwelling, and one located to the rear of the studio, positioned at builder discretion

Heating & Cooling

- **Heating (Main Dwelling):** Bonaire 3-star gas ducted heating unit in roof space
- **Main Dwellling (Master bedroom):** Reverse cycle split system air-conditioners (1 No. 2.5kw wall mounted)
- **Main Dwellling (Living Area):** Reverse cycle split system air-conditioners (1 No. 7kw wall mounted)
- **Studio:** Reverse cycle split system air-conditioners (1 No. 2.5kw wall mounted). Placement of unit is at builders discretion.

Hot Water Systems

- **Hot Water (Main Dwelling):** Rheem 160 litre solar water heater with continuous flow booster. Please note: Solar collector panel and storage tank positioned at the Builders discretion
- **Hot Water (Studio):** Rheem AmbiPower electric heat pump hot water service to studio, size and placement of unit is at builders discretion.

Kitchen Appliances And Fittings

- **Oven/s:** Technika 900mm dual fuel upright cooker (B9GEFTSS) to main dwelling and Technika Bellissimo 600mm 5 Function electric built-In oven (TB60FDTSS) to studio – stainless steel
- **Cooktop:** Technika CFM641 600mm ceramic cook top to studio
- **Rangehood/s:** Technika 900mm canopy rangehood (CHEM52C9S) to main dwelling, externally ducted and Technika 600mm canopy rangehood (CHEM52C6S) to studio, externally ducted – stainless steel
- **Dishwasher/s:** Technika Bellissimo 600mm freestanding dishwasher with 14 Place Settings (TBD4SS) – stainless steel
- **Sink/s:** Clark 1¾ bowl stainless steel sink. Includes two basket wastes
- **Tapware:** Alder Milano Sink Mixer with veggie spray in chrome

Cabinetry

- **Kitchen/s:** Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings. Laminate finish doors from builder's pre-determined internal colour palettes
- **Microwave Provision:** Incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point to main dwelling only
- **Bathroom/s & Ensuite:** Fully lined melamine modular cabinets. Laminate finish doors from builder's pre-determined internal colour palettes
- **Bench Tops:** Builders range 20mm silica-free reconstituted stone arris edge to kitchen/s and vanity units from builder's pre-determined internal colour palettes
- **Handles:** Builders range pull handles

Bathroom And Ensuite/s

- **Mirror:** Polished edge mirror to full width of vanities
- **Basin:** Clark square semi-inset basin in white
- **Basin & Bath Tapware:** Alder Soho chrome basin mixer
- **Shower Bases:** Tiled shower bases, size as per plans
- **Shower Screens:** Semi-frameless shower screen with polished chrome finish and clear glazed door
- **Shower Heads:** Alder Fresco chrome rail shower (HS375) with Alder Soho wall mixer in chrome
- **Bath:** Decina acrylic bath set in a tiled podium (design specific)
- **Bath Spout:** Alder chrome finish
- **Tiled Shower Niches:** 410mm high x 610mm wide to each shower
- **Accessories:** Alder Star toilet roll holders and 750mm wide single towel rail in chrome
- **Toilet Suite:** Stylus Venecia close coupled toilet suite in white with soft close top
- **Exhaust Fans:** Round ducted exhaust fans with self-sealing air flow draft stoppers

Laundry

- **Trough/s:** 800mm laundry cabinet with 33mm laminate benchtop, 45ltr stainless steel insert trough
- **By-Pass:** Direct connection to side of trough waste outlet
- **Tapware:** Alder Soho chrome sink mixer
- **Washing Machine**: 1/4 turn washing machine taps inside laundry cabinetry

Floor Coverings

- **Timber-Look Flooring:** Laminated timbergrain flooring as shown on plans. Selection from builder's pre-determined internal colour palettes
- **Carpet:** Category 2 carpet to all bedrooms as shown on plans. Selection from builder's pre-determined internal colour palettes

Ceramic Tiling

- **Wall Tiles:** Wall tiles to kitchen/s, bathroom/s, ensuite and laundry/s where shown on plans. Selection from builder's pre-determined internal colour palettes
- **Skirting Tiles:** Skirting tiles to bathroom/s, ensuite and laundry/s, and WC where shown on plans. Selection as per Builder'spre-determined floor tile.
- **Floor Tiles:** Ceramic 450mm x 450mm floor tiles to ensuite, bathroom/s, laundry/s, and WC. Selection from builder's pre-determined internal colour palettes

Storage

- **Robe Shelving:** One white melamine shelf with hanging rail
- **Robe Doors:** 2040mm high flush panel hinged hallow core doors
- **Pantry/Linen Shelving:** Four white melamine shelves
- **Pantry/Linen Doors:** 2040mm high flush panel hinged hallow core doors (design specific)
- **Kitchen WIP:** Four white melamine shelves

External Paving

- **Driveway:** Colour-through concrete driveway and front path to meet front door, based on a 5m setback to garage. Does not include crossover.
- **External Paving:** Concrete perimeter/path around home (reinforced colour-through concrete)

Garage

- **General:** Garage with tiled roof including Colorbond® sectional overhead door with 2 remote control units and 1 wall unit, plaster ceiling and concrete floor.
- **External Walls:** Brick veneer
- **Door Furniture:** Gainsborough external door furniture including lever handle set, single cylinder deadlock to garage access door.

Landscaping

- **Front Landscaping Area**: Up to 6m2 Instant turf with 50mm deep topsoil and pop-up sprinklers, 50mm deep pebbles to either side of driveway, 50mm deep pine mulch to garden bed, jarrah edging, drip irrigation system to garden beds with automatic timer, 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 topsoil and pop-up sprinklers, 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 connected to tap with automatic timers.
- **Letterboxes:** Multi-slot builder's range letter box with chrome house number for main house and studio.
- **Clotheslines:** Separate ground or wall mounted clothesline for main house and studio. Placement of clotheslines at builders discretion.
- **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 on the other side). Fencing Type: Timber Paling or Colorbond (estate compliant).
- **Private Open Space Fencing:** 1800mm high timber paling or Colorbond (estate compliant) fence from rear of dwelling to rear boundary fence.
- **Wing Fence:** Includes wing fence and gate to main dwelling and gate access for studio on garage side.

Additional Studio Inclusions

- **Separate Access & Privacy:** Dedicated entry doors for each side (main & studio dwelling).
- **Fencing/landscaping:** Two visually separate outdoor living areas
- **Separate Water & Power Meters:** Separate check meters (sub-meters) so tenants pay their own usage.
- **NBN:** Includes NBN basic home wiring network including network hub, cable, telephone points, 1 (no) data point, NBN conduit and connection point. Excludes development contribution application and payment to NBN on behalf of the client

Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers, or due to the product being unavailable or no longer compliant. Inclusions must be read in conjunction with standard house design plans.

Terms and conditions

[1] Simonds reserves the right to adjust the contract price, under the terms and conditions of the building contract (and any other document) including:

Where you have not provided essential information to Simonds (including proof of ownership, unconditional financial approval or any other documents required to progress construction) within the time period stipulated under the building contract;

When an adjustment to the contract price is required for reasons outside of Simonds' control (including for any requirements of a statutory authority, developer and/or any other third-party rights);

When variations to the inclusions or specifications have been requested by you; or

Where you are in breach of the terms and conditions of the building contract.

With respect to house and land packages:

Simonds is only responsible for the building contract and does not accept any liability associated with the purchase of land;

You are required to enter a separate contract for the purchase of land (being the subject of the building contract) with the relevant third-party;

House and land package prices do not include stamp duty, legal fees or other costs charged in respect of the purchase of the land; and

Simonds reserves the right to withdraw a house and land package, at any time, without notice.

[2] Any date provided by Simonds, concerning the commencement and completion of work under the building contract must be read in conjunction with the terms of the building contract (and any other document considered by Simonds as ancillary to the operation of the building contract).

Simonds reserves the right to push back any date concerning the commencement and completion of work under the building contract, subject to the terms and conditions of the building contract.

[3] The Simonds Lifetime Structural guarantee is subject to terms and conditions including eligibility criteria.
Please see https://www.simonds.com.au/vic/terms-conditions for more information.