

Victoria


SIMONDS

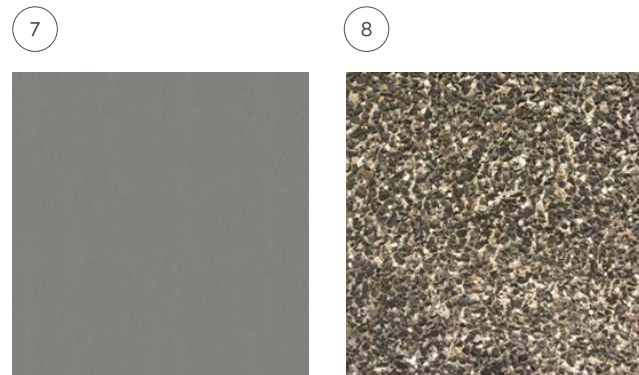
INTERNAL & EXTERNAL

EMERGE COLOUR PALETTES

Exterior Colour Palette 1

Yarra

- 1 Brick Chestnut
- 2 Roof Tile Barramundi
- 3 Colorbond Steel Roof (Upgrade), Fascia, Gutters & Downpipes Monument
- 4 Cladding, Entrance Door Koala Grey
- 5 Render, Feature Cladding Dune
- 6 Aluminium Doors & Windows, Feature Render, Garage Door Monument
- 7 Coloured Through Concrete (Upgrade) Slate
- 8 Aggregate Concrete (Upgrade) Dusk



Exterior Colour Palette 2

Plenty

- 1 Brick Ruby
- 2 Roof Tile Sambuca
- 3 Colorbond Steel Roof (*Upgrade*), Fascia, Gutters & Downpipes, Feature Render, Garage Door Night Sky
- 4 Entrance Door, Cladding Rockslide
- 5 Feature Cladding, Render Phantom
- 6 Aluminium Windows & Doors Black
- 7 Coloured Through Concrete (*Upgrade*) Slate
- 8 Aggregate Concrete (*Upgrade*) Dusk

7



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Exterior Colour Palette 3

Cann

- 1 Brick Tan
- 2 Roof Tile Barramundi
- 3 Colorbond Steel Roof (Upgrade), Fascia, Gutters & Downpipes, Feature Render Monument
- 4 Cladding, Entrance Door, Garage Door Basalt
- 5 Feature Cladding, Render Charcoal Grey
- 6 Aluminium Doors & Windows Monument
- 7 Coloured Through Concrete (Upgrade) Slate
- 8 Aggregate Concrete (Upgrade) Dusk

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Exterior Colour Palette 4

Bass

- 1 Brick Stone
- 2 Roof Tile Sambuca
- 3 Colorbond Steel Roof (Upgrade), Fascia, Gutters & Downpipes Night Sky
- 4 Feature Render, Cladding, Entrance Door Basalt
- 5 Feature Cladding, Render, Garage Door Surfmist
- 6 Aluminium Doors & Windows Black (Not Shown)
- 7 Coloured Through Concrete (Upgrade) Slate
- 8 Aggregate Concrete (Upgrade) Dusk

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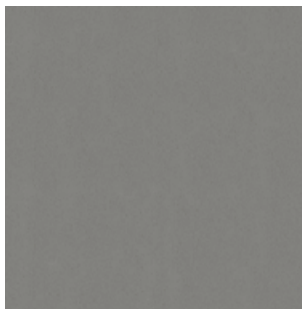


Exterior Colour Palette 5

Snowy

- 1 Brick Ash
- 2 Roof Tile Salt Spray
- 3 Colorbond Steel Roof (Upgrade), Fascia, Gutters & Downpipes Surfmist
- 4 Cladding, Feature Render Greyology 2
- 5 Feature Cladding, Render, Entrance Door, Garage Door Surfmist
- 6 Aluminium Doors & Windows Pearl White
- 7 Coloured Through Concrete (Upgrade) Slate
- 8 Aggregate Concrete (Upgrade) Dusk

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Interior Colour Palette 1

Serenity



- 1 **Splashback tile** White Matt (300 x 100) Horizontal Stackbond (Silver Grey Grout)
- 2 **Walls, Trims & Doors** Greyology 1
- 3 **Laminate Benchtop to Bathroom, Ensuite & Laundry** Grigio Grafite
- 4 **Stone Benchtop to kitchen** Intense White
- 5 **Laminate Cabinets** Paper Bark
- 6 **Laminate Floor** Coastal San Remo
- 7 **Carpet** Saturn Portal
- 8 **Floor and Wall Tile** Como White (Silver Grey Grout)

Interior Colour Palette 2

Lustre



- 1 **Splashback tile** Café Black Matt (300 x 100) Horizontal Stackbond (Silver Grey Grout)
- 2 **Walls, Trims & Doors** Greyology 1
- 3 **Laminate Benchtop to Bathroom, Ensuite & Laundry** Avenza Bianco
- 4 **Stone Benchtop to Kitchen** Alpine Mist
- 5 **Laminate Cabinets** Black
- 6 **Laminate Floor** Coastal Newhaven
- 7 **Carpet** Saturn Space Rock
- 8 **Floor and Wall Tile** Como Black Matt (Anthracite Grout)

Interior Colour Palette 3

Pearl



- 1 **Splashback tile White Matt (300 x 100)**
Horizontal Stackbond (Silver Grey Grout)
- 2 **Walls, Trims & Doors Greyology 1**
- 3 **Laminate Benchtop to Bathroom, Ensuite and Laundry Carrara Delicata**

- 4 **Stone Benchtop to Kitchen**
Organic White
- 5 **Laminate Cabinets Pearl Grey**
- 6 **Laminate Floor Coastal Apollo**

- 7 **Carpet Saturn Moon Dust**
- 8 **Floor and Wall Tile Como Grey**
(Silver Grey Grout)

Interior Colour Palette 4

Oyster



1 **Splashback tile** White Matt (300 x 100)
Horizontal Stackbond (Silver Grey Grout)

3 **Laminate Benchtop to Bathroom, Ensuite and Laundry** Carrara Bianco

6 **Laminate Floor** Coastal Otway

2 **Walls, Trims & Doors** Greyology 1

4 **Stone Benchtop to Kitchen** Osprey

7 **Carpet** Saturn Dark Star

5 **Laminate Cabinets** Oyster Grey

8 **Floor and Wall Tile** Como Charcoal (Silver Grey Grout)

Interior Colour Palette 5

Breeze



- 1 **Splashback tile White Matt (300 x 100)**
Horizontal Stackbond (Silver Grey Grout)
- 2 **Walls, Trims & Doors Greyology 1**
- 3 **Laminate Benchtop To Bathroom, Ensuite and Laundry White Valencia**
- 4 **Stone Benchtop to Kitchen Alpine Mist**
- 5 **Laminate Cabinets Oyster Grey**
- 6 **Kitchen/Pantry Overheads & Bath Ensuite Panels Classic Oak**
- 7 **Laminate Floor Coastal San Remo**
- 8 **Carpet Saturn Dust**
- 9 **Floor and Wall Tile Como Beige Matt (Silver Grey Grout)**

Upgrade Packs

Let us know what you're interested in.

Kitchen

Undermount Sink

Clark MONACO Scalloped double bowl undermount kitchen sink.

Capped Water to Fridge

Capped cold water point to refrigerator space.

Microwave Space

Microwave space with drawer below (Minimum cabinet width is 600mm).

Microwave with Trim Kit

Technika stainless steel microwave oven and stainless steel trim kit to suit microwave space.

900mm Upright Cooker Pack

Technika 900mm stainless steel upright cooker and Technika 900mm stainless steel canopy rangehood.

Dishwasher

Technika Bellissimo freestanding stainless steel dishwasher

Kitchen Pot Drawers

4 pot drawers to kitchen.

Overheads to Suit 600mm appliances

Overhead cupboard with doors to either side of 600mm rangehood.

Overheads to Suit 900mm appliances

Overhead cupboard with doors to either side of 900mm rangehood.

Overhead to Fridge Space

Overhead cupboard with doors above refrigerator space including infills and plaster lined bulkhead.

Bathrooms

Door to Ensuite

2040mm high flush panel hinged door including privacy lock in lieu of standard opening to ensuite.

Sliding Door to Ensuite

2040mm high flush panel cavity sliding door to Ensuite or W.I.R. in lieu of standard opening

Bathroom & Ensuite Pack

Caesarstone benchtop with 20mm arris edge detail to standard bathroom and ensuite (and Powder Room if applicable). Gainsborough Omis privacy lever set in bright chrome to bathroom and WC. 610mm wide x 410mm high ceramic tiled niche to bathroom and ensuite shower wall. Translucent laminated glazing to bathroom, ensuite, powder and WC if applicable

Laundry

Overheads to Laundry

Up to 900mm wide overhead cupboards and 700mm high ceramic tile splashback to standard laundry cabinetry.

Structural

2590mm Ceiling Height (GF)

2590mm ceiling height to single storey designs and garage in lieu of standard.

2740mm Ceiling Height (GF)

2740mm ceiling height to single storey designs and ground floor of double storey designs.

2590mm Ceiling Height (FF)

2590mm ceiling height to first floor of double storey designs.

2740mm Ceiling Height (FF)

2740mm ceiling height to first floor of double storey designs.

Electrical

Security System

PARADOX SP65 Alarm System with 3 Standard PIR Sensors & LED Keypad

NBN

NBN Co provision only, to comply with NBN Co minimum requirements.

Electrical Pack A - Living Pack

LED downlights including additional light points and circuit to porch, entry, living, kitchen, meals and family.

Electrical Pack B - Bedroom Pack

LED downlights including additional light points and circuit to bedrooms, ensuite, W.C, bathroom, rear passage and laundry.

Power and Data Pack

Additional double power point(s) and additional Cat 6 data point(s).

Heating and Cooling

Split System Bedroom

1No. 2.5kw wall mounted Reverse Cycle Split System Air Conditioner

Split System Living

1No.7kw wall mounted Reverse Cycle Split System Air Conditioner

Evaporative Cooling

Bonaire Summer Breeze evaporative cooling system to single storey homes and to the first floor of double storey homes.

Ducted Air Conditioning

Ducted Reverse Cycle air-conditioning to suit standard design.

External

Coloured Through Concrete Driveway

Up to 40m² of 100mm reinforced coloured through concrete (colour in mix) and/or path.

Exposed Aggregate Driveway

Up to 40m² of 100mm reinforced Exposed Aggregate Driveway and/or path.

Garage Door Upgrade

Provide Colorbond Timbergrain finish to standard Panelift Sectional garage door.

Recycled Water

Details vary per state.

Flooring

Flooring Pack B

Ceramic floor tiles in lieu of standard laminate flooring.

Flooring Pack C

Laminate flooring to Meals, Family and Rear Passage in lieu of standard carpet.

Flooring Pack D

Ceramic floor tiles to entry, kitchen, meals, family, rear passage and wet areas in lieu of standard laminate flooring and carpet

Internal

Sliding Doors to Robes - Vinyl

Aluminium framed with vinyl coating doors suit built in robes in lieu of standard flush panel hinged doors.

Sliding Doors to Robes - Frameless Mirror

Frameless mirrored doors to suit built in robes in lieu of standard flush panel hinged doors.

Blinds - Single Roller

Lovelight Single roller blinds with silver base bar throughout dwelling.

Blinds - Dual to Facade

Lovelight Double Roller Blinds to facade window(s) & Single Roller Blinds to remaining windows including silver base bar.

Blinds - Dual Roller

Lovelight Double roller blinds with silver base bar throughout dwelling.

Roofing

Colorbond Roof - excluding sisalation

Colorbond custom orb metal roof excluding sisalation to dwelling and garage.

Colorbond Roof - including sisalation

Colorbond custom orb metal roof including sisalation to dwelling and garage.

Brickwork Above Windows (single storey designs only).

Brickwork Above Windows - 2440mm

Brickwork above windows to suit 2440mm ceiling height.

Brickwork Above Windows - 2590mm

Brickwork above windows to suit 2590mm ceiling height.

Brickwork Above Windows - 2740mm

Brickwork above windows to suit 2740mm ceiling height.



How Australia Homes