



# 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 1408, GIBSON STREET, EVANSTON GARDENS (375M2)

FLOOR PLAN: PRAGUE 4-BED/  
LOUNGE  
FACADE: BRIGHTON

FIXED PRICE

**\$389,221**

4 🚗 2 🍷 2 🚗 2 🚗 22sq 📏



## PACKAGE INCLUSIONS:

- ▼ FIXED SITE AND FOOTING COSTS!
- ▼ DEVELOPER & COUNCIL REQUIREMENTS
- ▼ RENDER TO FACADE, EXTERNAL LIGHTS
- ▼ UPGRADED BRICKS, FLAT ROOF TILES
- ▼ QUALITY LAUNDRY & KITCHEN JOINERY
- ▼ TIMBER FINISH FLOATING FLOOR & CARPET THROUGHOUT
- ▼ LED DOWNLIGHTS, NBN READY
- ▼ FULL STORMWATER SYSTEM
- ▼ DUCTED R/C HEATING & COOLING
- ▼ BASED ON LAND SALE OF \$156,000



For enquiries please contact:  
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Fixed pricing is based on standard plan, builders preferred siting, and fixed site costs, but is subject to extreme site changes beyond our reasonable control and unknown at the time of print. All packages are subject to Developer and Council approval. Package Price does not include stamp duty, government, legal or bank charges. Any alterations may incur additional charges. Prices are based on availability and price of land. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. This package applies to SA New Living range only. Please speak with your sales consultant for further details. Pricing is current at 25/10/2018.