



HOME BUYERS GUIDE

For those comparing builders

Welcome

to our comprehensive home ownership guide. We put together this informative resource to provide buyers who are comparing builders and trying to find the right fit with answers to some of the most asked questions of the home ownership journey.



Move into a modern home that meets today's lifestyle requirements with open plan living, energy efficient designs and multiple living zones. Built in growing communities, close to public transport, great amenities and parklands, your home will not only be the very best it can be, but also a smart future investment.

[VISIT A DISPLAY HOME](#)

[BEST SELLING HOMES](#)



What to Expect When you Build with Simonds

We know how great of an achievement building a home is – whether it's your first, your second or the start of your investment portfolio. Because of that, we're dedicated to delivering a personalised customer experience that offers you more, in every sense of the word.



Our Experience

Our decades of experience has given us more knowledge and understanding of what it takes to bring your vision to life. We've built over 50,000 new homes and hundreds of display homes for our customers to walk through and immerse themselves in.

At Simonds, we believe that everyone deserves to own their own home. It's this belief that has cemented our place as one of Australia's leading home builders. For over 70 years, we've helped many families build their dream homes and this is why we believe in giving our customers more.

That means more choice, more service and more support from our team of New Home Specialists, Gallery Consultants, Customer Relationship Coordinators and Site Supervisors. We'll be there with experience and guidance, to give you more confidence at every step of your build journey.

Our Promise



Don't spend your weekends getting outbid at auctions and rest easy knowing your new home is within your budget with our Fixed Price Guarantee.* From the very start of the process, you'll see a transparent, fully inclusive price that covers developer requirements and site costs. We also offer a Lifetime Structural Guarantee* because we ensure that our builds withstand the test of time.

As one of Australia's most experienced and trusted builders, our New Home Specialists will be with you every step of the way to help you choose the right home and land to suit your lifestyle and needs.



**6 THINGS YOU NEED TO KNOW
BEFORE VISITING A DISPLAY HOME**



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If you've started thinking about building your own home, you've most likely planned to spend a few weekends over the coming months visiting display centres. Exploring the homes we have to offer is a great way to get a feel of the designs, spaces and really picture yourself living there. This stage is one of the most exciting steps in your home building journey and while it can be a fun experience, it can also be quite overwhelming.

To help you feel more confident going into your visit, we've put together a checklist of the important things you should consider before heading out to a display.



1 Book in Advance

While you can enter any of our displays without an appointment, booking ahead ensures you have a dedicated New Home Specialist guiding you through the display. They will take you through the various home options that meet your budget and land size, as well as provide you with expert advice and insights from previous customers. Regardless of what stage of the home ownership journey you're in, booking an appointment will help you make the most of your time and equip you with the right information before you embark on your building journey.

2

Know Your Budget

When you're touring our displays, it's easy to be swept away with excitement and the idea of living in a home that's exactly the same as the display. It's helpful to speak to your broker and map out what you can and can't afford before your visit. Once you know your budget, your New Home Specialist can do the hard work for you and narrow down the design options that suit your budget and lifestyle. Simonds has a wide range of award-winning home designs to suit a variety of different price-points. It's important to remember that the base prices of our floor plans do exclude land and site costs and they can also vary depending on your block and build region.



[Find out more on financing your home here](#)



3

The Best Time to Visit

If you have flexible work arrangements, consider visiting the display centre on a weekday rather than weekend. During the week, the displays are quieter and our New Home Specialists can spend more time with you, answer all of your questions and guide you through the homes. Once you have decided on the builder you want to work with, you can book a one-on-one consultation with one of our New Home Specialists to discuss your home options more thoroughly.

4

Think About Your Land

If you don't have land yet, our New Home Specialists can walk you through all the options. Think budget, home designs, where you want to build and available house and land packages. As a longstanding builder, we have strong relationships with land developers who can source land that hasn't been advertised yet, so you have a better chance of securing your ideal location. If you already have land, our New Home Specialists can find the home designs that will fit your block. When it comes to building your home, the site costs can increase if your land is on a slope or difficult to landscape. When you're ready to start your journey, book a one-on-one consultation with a Simonds New Home Specialist, who can discuss all of your options in detail.



Talk to a New Home Specialist now



5

Give Yourself Time

It's easy to get carried away walking through display home after display home. To save yourself time, consider taking a virtual tour beforehand to help you narrow down your options. While you're walking through the displays, picture your day-to-day life, how you'd style it and what features stand out to you. Having the opportunity to sense the way a home looks and feels is the biggest benefit of visiting display homes, so allow time to explore, take pictures and ask questions.

Remember, there's no pressure when touring the display homes. You're not obligated to make any big decisions or commitments on the spot, and you should use the walk-through to wrap your head around your options and ask any questions that you may have. We want you to feel confident in your choices and have all of the information you need to choose the right builder for you.

If you're looking for display centres in your area, we have a wide range of homes in local communities so you won't have to travel far.



EXPLORE OUR BEST SELLING HOMES

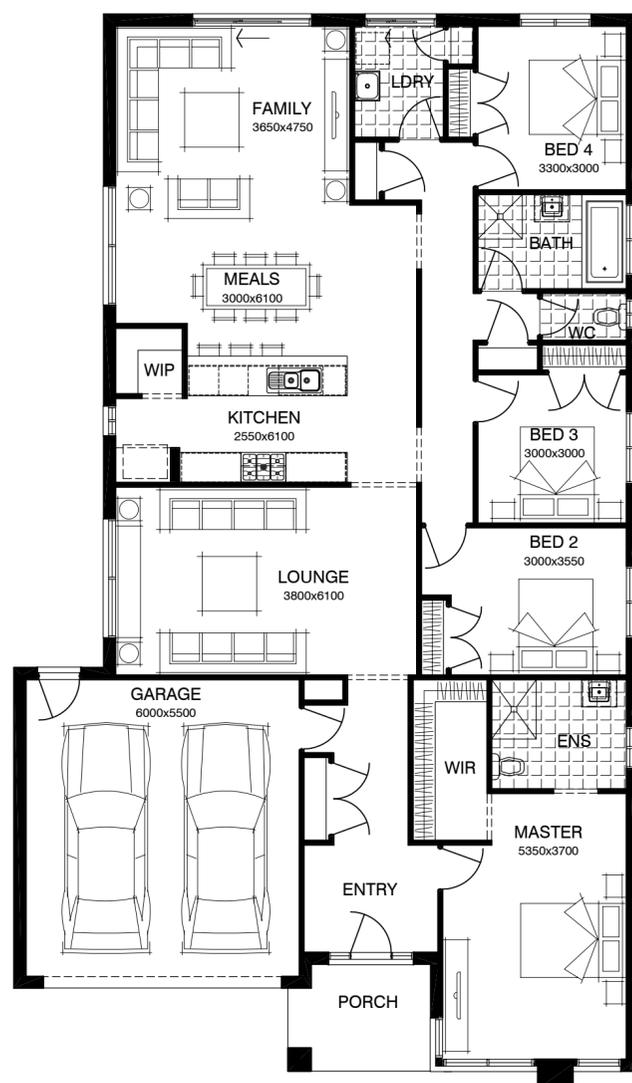


EXPLORE OUR BEST SELLING HOMES

Mebbin 25 VICTORIA

4  2  2  2 

A cleverly zoned option for families of all ages. The adult's retreat and the children's wing provide space and respite for all. The study nook ensures no space is left unused and the kitchen is a dream to cook in and features an expansive island bench. The communal areas support a family lifestyle and clever design touches give this home an edge.



[VIEW ON SIMONDS.COM.AU](https://www.simonds.com.au)





EXPLORE OUR BEST SELLING HOMES

Bolton 30 SOUTH AUSTRALIA

4  2  2  2 

The raised ceiling, unique wood finishing and warm ambience of the Bolton creates a sense of pure escapism. Enjoy the quiet of the lounge and the spacious master bedroom or get together in the extended kitchen and dining area. With a full complement of bedrooms and an easy breakfast space, this is family comfort at its best.



[VIEW ON SIMONDS.COM.AU](https://www.simonds.com.au)



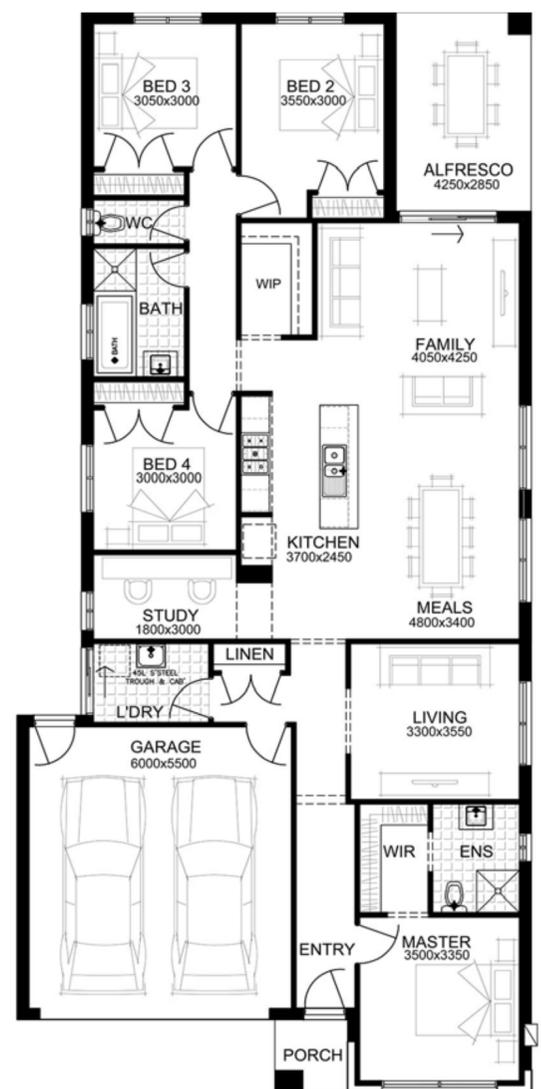


EXPLORE OUR BEST SELLING HOMES

Moreton 23 QUEENSLAND

4  2  2  2 

Find yourself in an immaculately presented home both inside and out. The Moreton 23 is cleverly planned to maximise open plan living and alfresco dining for entertaining all year round. The bedrooms are positioned in a separate wing to ensure peace and quiet with additional living area and separate study nearby for getting work done.



[VIEW ON SIMONDS.COM.AU](https://www.simonds.com.au)





EXPLORE OUR BEST SELLING HOMES

Harrison 29 NEW SOUTH WALES

4  2  2  3 

The Harrison 29 is a beautiful and well-thought-out home designed to deliver comfort and style for contemporary families. The private master is well-appointed to the front of the home and features ensuite and double walk-in robes. Down the hallway leads to the bright and spacious family room that connects seamlessly to the meals and kitchen hub of the home.



[VIEW ON SIMONDS.COM.AU](https://www.simonds.com.au)



Want to walk through our most popular designs and get a feel of each home? You can visit our homes in person or by virtual tour.



Display Centres

VIC

NSW

QLD

SA

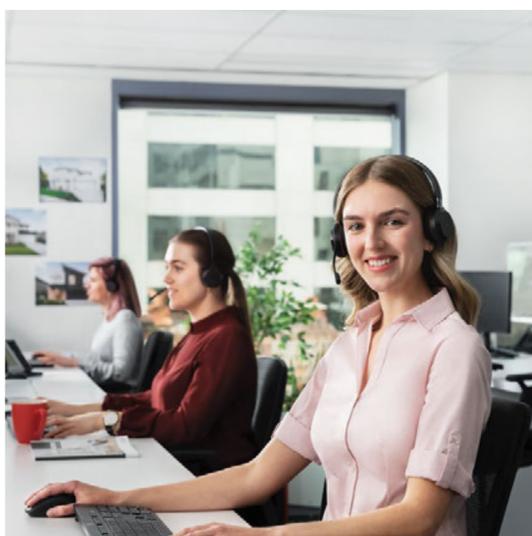
Virtual Tours

VIC

NSW

QLD

SA



From 8:30am - 8pm, 7 days a week, our team is here to help.

Please feel free to contact us if there is anything we can do to assist.

 1300 SIMONDS

 WHATSAPP

 HELP@SIMONDS.COM.AU