



Artists Impression

Make your next move in

Manor Lakes

Discover the lifestyle perks of The Village at Manor Lakes — where life flows better.

Set within a vibrant community of bike paths, playgrounds, schools and shopping, our latest release of contemporary 4-bedroom townhomes offers modern living designed for everyday ease and lifestyle convenience.

Situated 37kms from Melbourne's CBD and 48kms from Geelong, Manor Lakes is a welcoming neighbourhood built around connectivity, convenience and active living — an ideal backdrop for first time buyers, 'right-sizers' or investors looking to maximise rental appeal amongst prospective tenants.



Artists Impression



Why buy a townhome with Simonds?

✓ Fixed Price Contracts*

No hidden fees, no surprises

✓ Locked-In Completion Dates*

Move in when we promise

✓ Lifetime Structural Guarantee*

For complete peace of mind

✓ Quality Home

A trusted home builder for over 75 years

✓ Smart Designs

Enjoy modern, functional layouts that maximise space and offer a contemporary living solution

✓ Low Maintenance

Practical designs with thoughtful landscaping, creating less work and upkeep in the long run

✓ First Home Buyer Government Grant Eligible^

If you're eligible you could save \$10K!

✓ Turnkey Inclusions

Move into a home that's ready with everything you need so all you need to do is unpack

*Terms and conditions apply, please see simonds.com.au for more details.

^The First Home Owner Grant is subject to government eligibility criteria not determined by Simonds Homes. All information in this brochure is general in nature only and must not be relied upon for any purpose whatsoever. Visit sro.vic.gov.au for more information.

Simonds Homes and Dennis Family Corporation — building communities from the ground up, together.

Simonds and Dennis Family Corporation have come together with a shared vision: to deliver high-quality townhomes within a vibrant, connected community designed for modern Australian living. At Manor Lakes, this collaboration brings together decades of experience, aligned values, and complementary strengths — all focused on creating a place residents are proud to call home. With trusted names behind the build, your next chapter in Manor Lakes is in expert hands.



Welcome to the neighbourhood

Community spirit.
Abundance of amenities.
Green spaces galore.



Showcasing the best of the West — what a future looks like in Manor Lakes.

Nestled between the bustle of Melbourne’s CBD to one side and the laid-back, coastal lifestyle of Geelong to the other, Manor Lakes is ideally situated to give its residents the best of both worlds.

✔ **Shopping and amenities**

A shopping centre, cafes and speciality stores are all a stone’s throw away, with further facilities planned for the community over the coming years.

✔ **Education**

Every stage of your child’s education is covered, with early learning, primary, and secondary schools all located within Manor Lakes.

✔ **Nature and green spaces**

Manor Lakes offers an abundance of amenities with dog parks, playgrounds, walking trails and bike baths creating a connected community in every sense of the word.

✔ **Transport**

Manor Lakes is well-connected to major bus routes and train lines, such as Wyndham Vale Train Station, ensuring that travel to the CBD and surrounding suburbs is easy and convenient.



Images, photos, plans, maps, measurements, and other information are for general illustration purposes only and are not to scale. Actual facilities, amenities, infrastructure, and their configuration are indicative of current or proposed amenity and infrastructure delivery and design, which may be subject to change without notice. Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. August 2025

At a glance: the Perry

Spread across two levels, the Perry offers a thoughtfully crafted layout with modern finishes tailored for today's lifestyle. With 4 bedrooms, 3 bathrooms, a private courtyard, and a rear-loaded double garage, it delivers both comfort and convenience. The spacious master suite upstairs includes an ensuite and walk-in robe, while a second master-style bedroom on the ground floor adds flexibility — ideal for growing families or boosting rental appeal.

Features of the Perry design:

A generously sized kitchen island anchors the open-plan living and dining area, creating a warm, social hub at the heart of the home.

The master bedroom offers a peaceful retreat with leafy views over the front garden, complete with a sleek ensuite and plenty of storage.

Secondary bedrooms are thoughtfully zoned around the main bathroom and separate WC, forming a private, self-contained wing.

Everyday functionality is elevated with clever inclusions like a downstairs powder room, Euro laundry, under-stair storage, and built-in linen cupboard.

Internal colour schemes

Tailor your new home to suit your personal style with two interior themes to choose between.

Haven



Umber



Renders are indicative of colour schemes and not the final product. Refer to the floorplan for room layout.

Inclusions

Our turnkey inclusions mean all you need to do is move in and unpack...

NCC 2022 REQUIREMENTS

Wet Areas	One step-free shower recess
	Single entry point with step-free threshold (<5mm)
	Noggins in wet areas for future grab rail installation
Energy Rating	7-star energy compliance
	5kw photovoltaic panels with inverter to meet whole-home requirements

FOUNDATIONS

Slab	Engineered concrete waffle slab
	Part A slab penetration termite treatment
	Part B slab perimeter termite treatment (physical barrier)

KITCHEN

Appliances	600mm stainless steel electric under-bench oven & gas cooktop
	600mm concealed rangehood
	Freestanding stainless steel dishwasher
Sink	Undermount stainless steel sink
Materials	20mm Caesarstone arris edge benchtop (silica-free)
	Laminex melamine cabinetry with square-edge doors & panels
	Overhead cabinetry as per standard drawings
	Soft-close to drawers
	Ceramic tiled splashback
Tapware	Chrome mixer tap
Other	Capped water point to fridge space

BATHROOM & ENSUITE

Basin	Semi-inset seamless vitreous China basin
Shower	Semi-frameless pivot shower doors with tiled base
Toilet	Dual-flush vitreous China toilet suite and enclosed trap
Tapware	Single lever tapware, shower rail & bath outlet
Fixtures	Towel hook, single or double towel rail & toilet roll holder (chrome)
Mirrors	Polished edge mirrors above vanity
Exhaust Fan	Externally ducted exhaust fans with draft stoppers
Benchtops	20mm Caesarstone benchtop to Bathroom and Ensuite (design-specific)

Vanity	Laminate vanity unit to Bathroom and Ensuite
Tiles	Ceramic tiled niche to Bathroom and Ensuite showers
	Ceramic wall tiles to shower recess
	Floor & skirting tiles throughout
Bath	1500mm back-to-wall freestanding bath (design-specific)

LAUNDRY

Trough	45L freestanding laundry trough with metal cabinet & chrome mixer
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FLOOR COVERINGS

Carpet	Category 2 carpet to nominated rooms (refer to standard plans for locations)
Hard Floors	Laminated timber grain flooring to nominated rooms (refer to standard plans for locations)
	Ceramic floor tiles to wet areas nominated rooms (refer to standard plans for locations)

WINDOWS & EXTERNAL DOORS

Door	Painted feature entry door with clear glazing (design specific)
Windows	Sliding aluminium glazed windows & doors with keyed locks (7-star rating)
Fittings	Double cylinder pull handle to entry door
	Entrance set to Front Entry door
Flyscreens	Aluminium mesh flyscreens to all openable windows

GARAGE

Doors	Powder-coated motorised sectional door with 2 remote controls & wall unit
	Internal Access Door (design specific)

INSULATION

Energy Rating	Meets 7-star energy requirements
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CEILINGS

Ground Floor	2590mm high ceilings
First Floor	2440mm high ceilings

EXTERNAL

Façade	Façade as per approved architectural drawings
Bricks	Builders range bricks as per colour palette
Concrete	Concrete finish to porch floor (design-specific)
	Coloured reinforced concrete driveway (design-specific)
Landscaping	Full front & rear landscaping (design-specific)
Letterbox	As per developer guidelines
Fence	Fixed boundary fencing per developer requirements (design-specific)

INTERNAL

Stairs	Carpeted MDF treads & risers with painted handrail
	Under-stair storage (design-specific)

HOT WATER SERVICE

Solar Heater	160L solar water heater with continuous flow booster
	Solar collector panel & storage tank positioned at builder's discretion

ROOFING

Roof	Powder-coated metal roof
Fascia & Gutter	Powder-coated metal fascia & gutter

FIXTURES & FITTINGS

Fittings	Lever passage sets & pull handles
Skirtings	67x18mm skirtings & architraves
	Tiled skirtings in wet areas
Doors	Flush panel internal doors with stops & chrome hinges
Robes	Single melamine shelf & hanging rail in robes
	Sliding robe doors with aluminium frames & vinyl coating
	Walk-in robe with 4 drawers
Blinds	Single roller blinds with silver base bar to all windows (excluding highlight windows)

PAINT & PLASTER

Internal Walls	3-coat low sheen acrylic to internal walls (one standard colour)
Internal Doors	Semi-gloss paint for internal timber & doors
Ceilings	Flat acrylic for ceilings
Cornice	75mm cove plaster cornice

HEATING & COOLING

Living	7.5kw split system to Living Area
Bedrooms	2.5kw split system to Master Bedroom
	Panel heating to all bedrooms

ELECTRICAL

Power Points	Double power points in all rooms (1 x per room)
Lights	LED downlights throughout (excl. Garage)
Smoke Detectors	Interlinked smoke detectors (AS3786 compliant)
External Lights	External lights per standard layout
	Waterproof motion sensor floodlight
TV & Data	1 x Telephone & TV points in Master Bedroom & Family Room
	1 x TV antenna & Cat 6 data point

SERVICES - CONNECTIONS

Inclusions	Includes connection of water, sewer, telephone conduit & stormwater within allotment
	Connection to underground power & gas (where available)
Exclusions	Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your New Home Specialist if connection to natural gas is unavailable
External Tap	2 x external taps
Fibre Optics	Fibre optic connection per estate design guidelines

STRUCTURAL

Frame	90mm structural pine framing & pine truss roof
	Timber sizes to be in accordance with AS1684 Timber Framing Code.
Guarantee	Lifetime Structural Guarantee (see website for full terms and conditions)

Simonds Homes reserves the right to substitute similar products to those referred to in this inclusion list should an item not be available.



Enjoy style,
space and
functionality



Perry 17c

Lot No. 20434

4 1 3 2

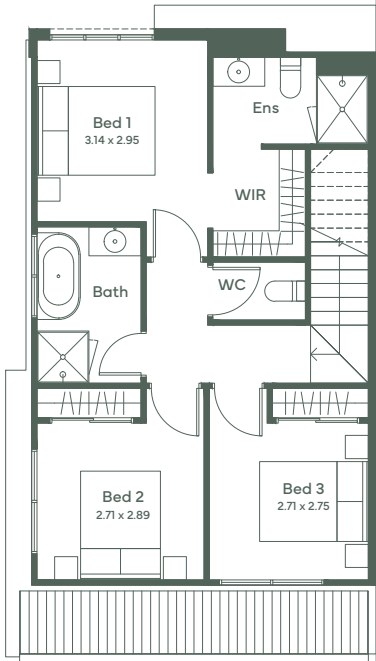
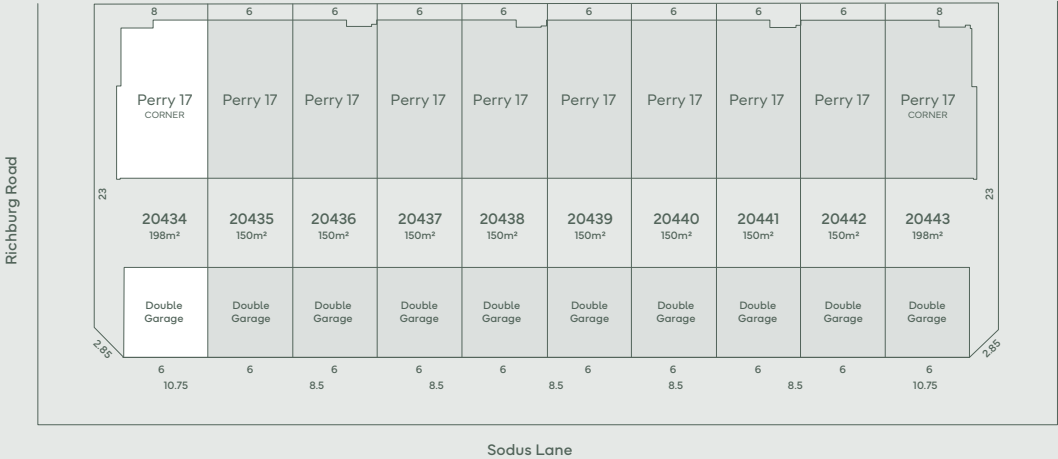
Land Size
198m² 8m (W) x 23m (L)

Room Sizes

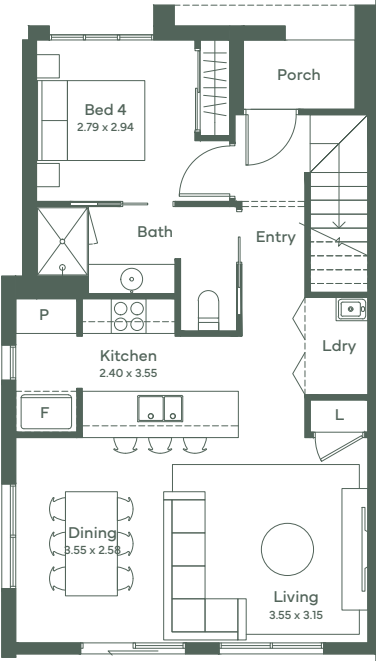
Bedroom 1	3.14 x 2.95
Bedroom 2	2.71 x 2.89
Bedroom 3	2.71 x 2.75
Bedroom 4	2.79 x 2.94
Living	3.55 x 3.15
Dining	3.55 x 2.58
Kitchen	2.40 x 3.55
Garage	6.00 x 5.73

Specifications

Ground floor	65.00m ²
First floor	56.85m ²
Garage	38.30m ²
Total internal area	160.15m ²
Total external area	2.30m ²
Total	162.45m ² 17.49sq



GROUND FLOOR



FIRST FLOOR

Legend

Linen L Pantry P Fridge F Shelves SH Storage ST

Standard floorplan 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. Specifications and room sizes may differ based on selected facade.

Perry 17

Lot No. 20435 – 20442

4 1 3 2

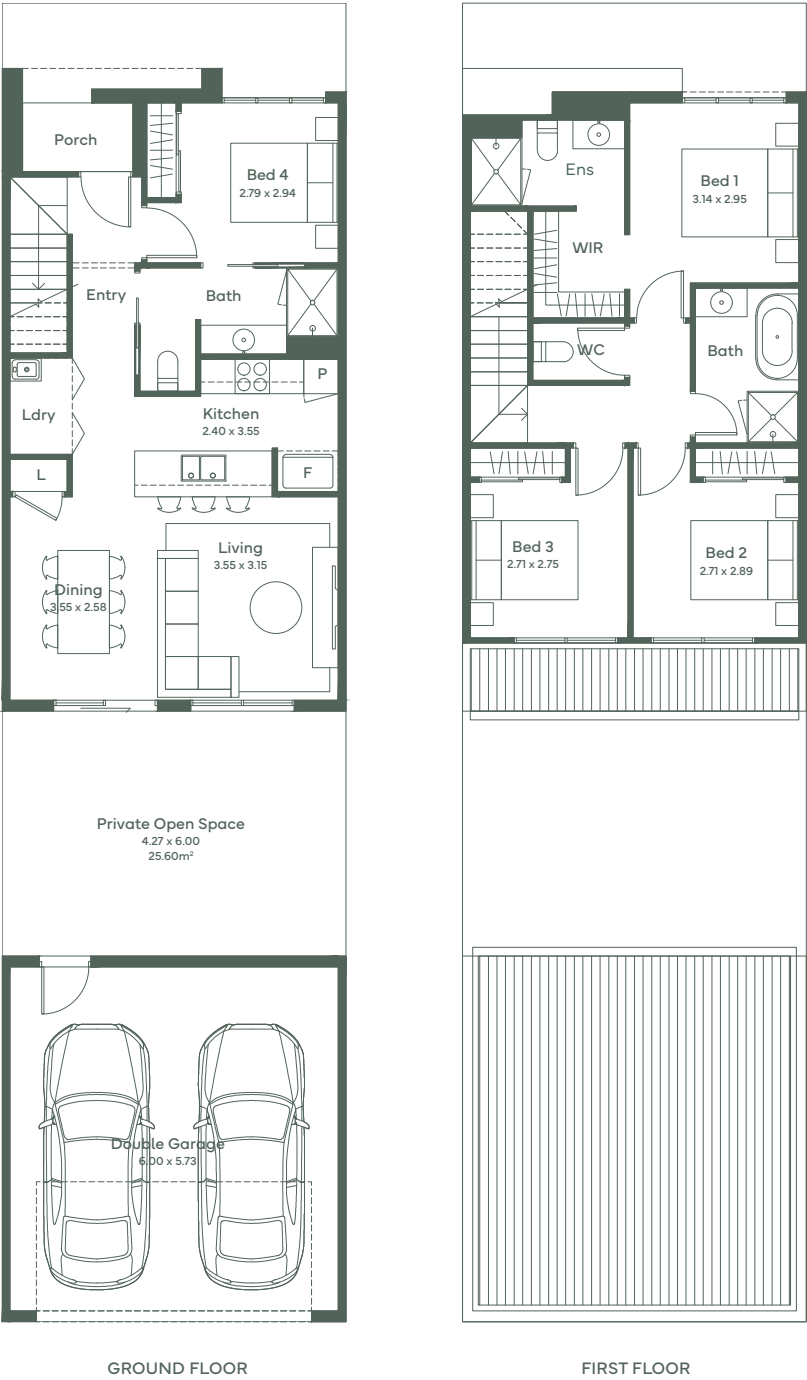
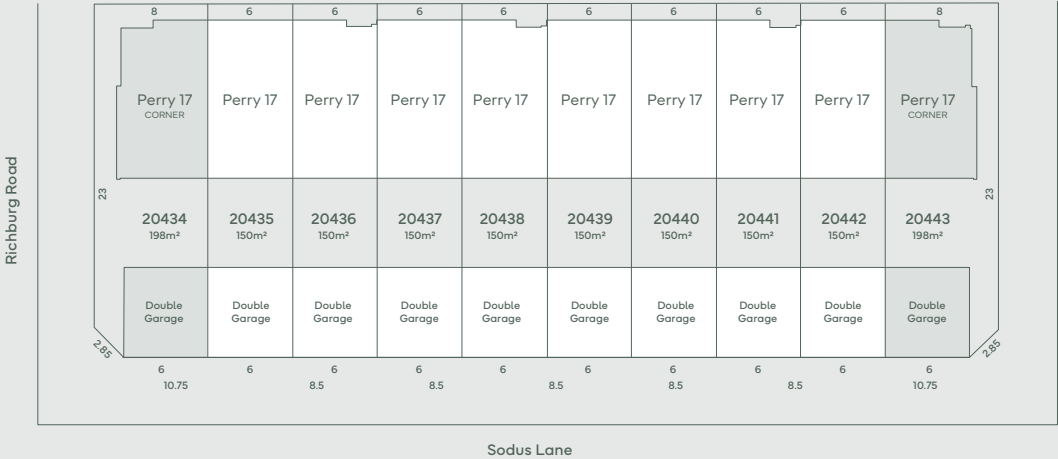
Land Size
150m² 6m (W) x 23m (L)

Room Sizes

Bedroom 1	3.14 x 2.95
Bedroom 2	2.71 x 2.89
Bedroom 3	2.71 x 2.75
Bedroom 4	2.79 x 2.94
Living	3.55 x 3.15
Dining	3.55 x 2.58
Kitchen	2.40 x 3.55
Garage	6.00 x 5.73

Specifications

Ground floor	53.15m ²
First floor	83.10m ²
Garage	22.70m ²
Total internal area	158.95m ²
Total external area	1.90m ²
Total	160.85m ² 17.31sq



Legend

Linen	L	Pantry	P	Fridge	F	Shelves	SH	Storage	ST
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Standard floorplan shown

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Perry 17c

Lot No. 20443

4 1 3 2

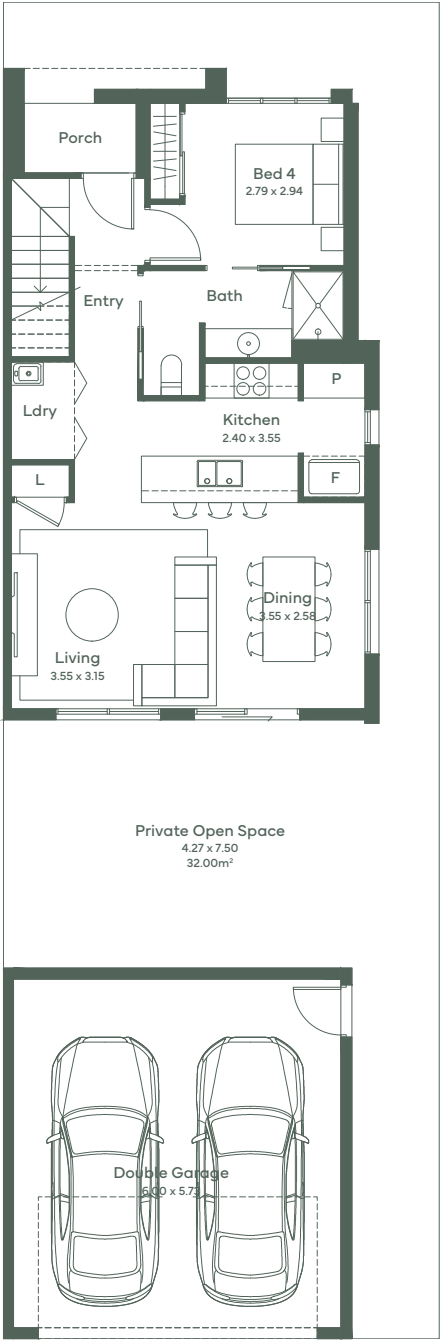
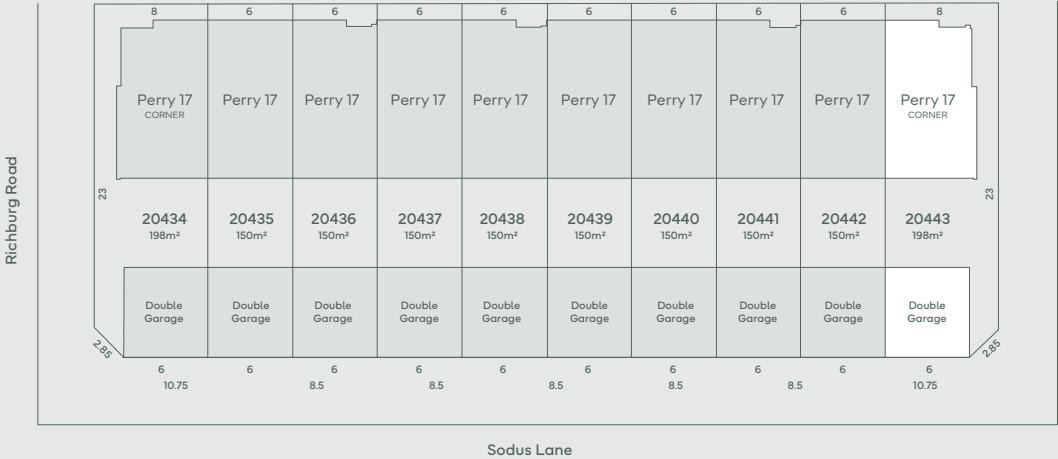
Land Size
196m² 8m (W) x 23m (L)

Room Sizes

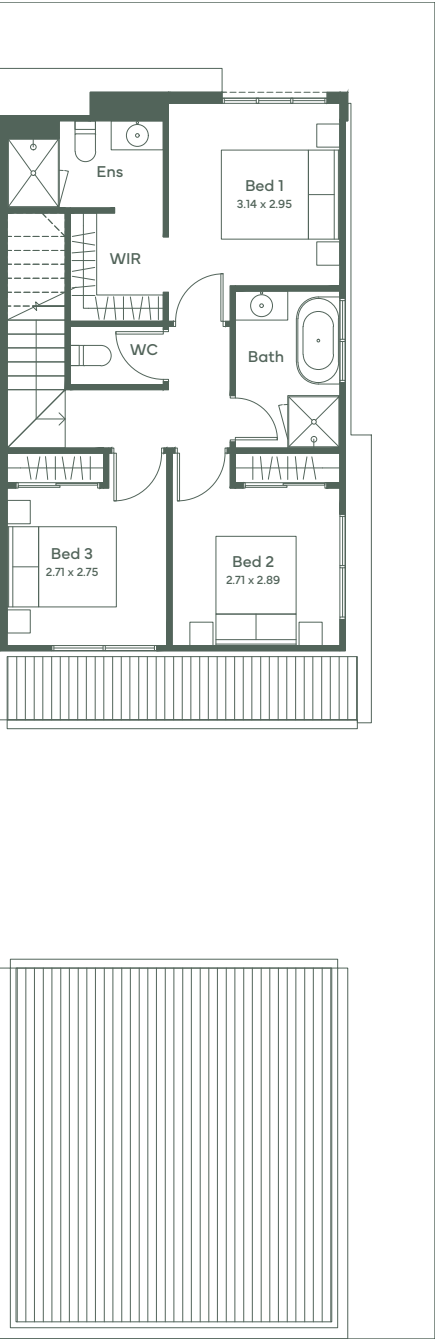
Bedroom 1	3.14 x 2.95
Bedroom 2	2.71 x 2.89
Bedroom 3	2.71 x 2.75
Bedroom 4	2.79 x 2.94
Living	3.55 x 3.15
Dining	3.55 x 2.58
Kitchen	2.40 x 3.55
Garage	6.00 x 5.73

Specifications

Ground floor	65.00m ²
First floor	56.85m ²
Garage	38.30m ²
Total internal area	160.15m ²
Total external area	2.30m ²
Total	162.45m ² 17.49sq



GROUND FLOOR



FIRST FLOOR

Legend

Linen L Pantry P Fridge F Shelves SH Storage ST

Standard floorplan shown

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Specifications and room sizes may differ based on selected facade.

Your new home journey, simplified

At Simonds, we believe that the journey to your new home should be uncomplicated. That's why we're here to help you every step of the way.



1 Select your townhome

Choose the design that best suits your needs! We've got two different floorplan options to choose from so you'll be able to choose a layout that best suits your needs. Once chosen, your New Home Specialist will guide you through the deposit process.

2 Choose your colour scheme

Pick between two internal colour schemes for your new townhome.

3 Contract

We'll present you with a Fixed Price HIA Construction Contract based on your selections.

4 Construction stages*

Base stage

Slab and footings go down.

Frame stage

See your dream home take shape with your internal and external walls and roof trusses complete.

Lock up

This is where you'll see all your roofing & external walls complete plus windows & exterior doors installed.

Fixing

Your home is in the final stretch with interiors, doors, kitchens & bathrooms complete!

Completion

All your flooring is complete. Certificate of occupancy is issued.

Settlement

Time to enjoy your new home!

5 Handover & support

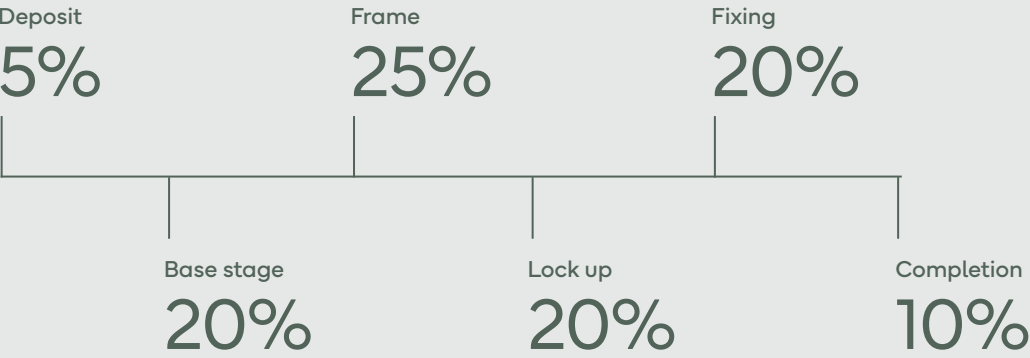
Congratulations on your new home! Now it's time to sit back, relax, and enjoy seeing all of your hard work paid off. With our Lifetime Structural Guarantee*, you can rest assured that we'll be with you every step of the way to provide the support you need.

*Terms & conditions apply, customer acknowledges and accepts that the definitions of each progress stage, as set out in the building contract, apply at all times.



Payments

All progress payments are per Housing Industry Association (HIA) payment schedule listed in HIA contract.



Come home to
The Village at
Manor Lakes.



Backed by over 100 years of combined experience from Simonds and Dennis Family Corporation, we've made the journey to homeownership — or your next investment — simpler than ever. Discover our latest release of thoughtfully designed, turnkey townhomes in Melbourne's thriving west today.



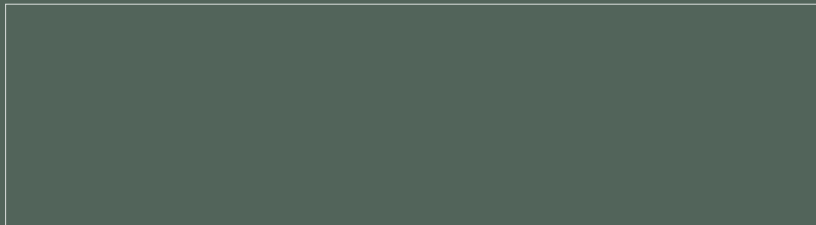


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Scan for more information
visit simonds.com.au

^T&Cs apply and exclusions apply. Speak to a Sales Professional for specific lot details. See [website](https://simonds.com.au) for full T&Cs. All images are for illustration purposes only.
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