

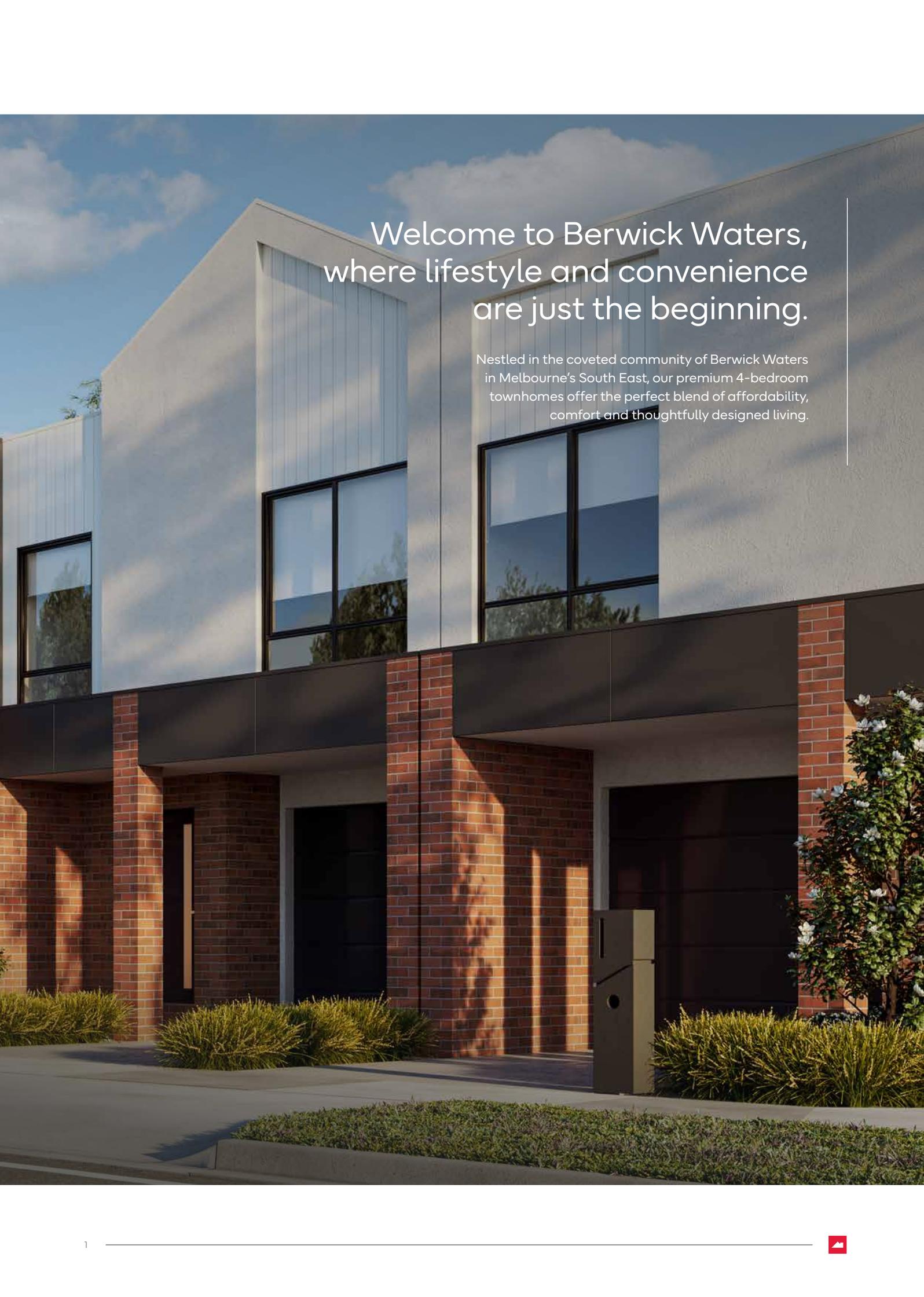
Berwick Waters

| TOWNHOMES





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Welcome to Berwick Waters, where lifestyle and convenience are just the beginning.

Nestled in the coveted community of Berwick Waters in Melbourne's South East, our premium 4-bedroom townhomes offer the perfect blend of affordability, comfort and thoughtfully designed living.





The lifestyle you've always pictured is waiting.

Ideal for first home buyers, downsizers and investors, our modern residences are set against the backdrop of the established community of Berwick Waters in Clyde North — where tree-lined streets, established family-friendly amenities and a relaxed pace of life are a given.

The life you've always pictured is ready and waiting — in Berwick Waters.



Welcome to the
neighbourhood.



berwick waters::

Community-minded.
Amenity rich. Sweeping
waterfront vistas.

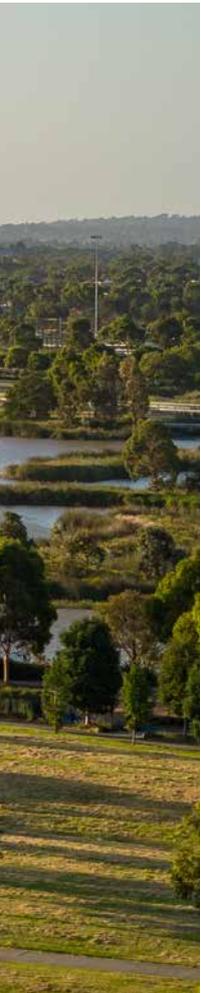
Our latest townhome release — The Emerald Residences — is perfectly positioned within a thriving, well-established neighbourhood where convenience comes naturally. With key amenities already in place and more on the horizon, everything you need is close at hand.





Berwick Waters is known for its vast, established wetlands that provide residents with a picturesque waterside landscape.





The crowning jewel of Melbourne's South East

At Berwick Waters, you don't have to wait for your neighbourhood to catch up — everything you need is already here. Located just 45 minutes from Melbourne's CBD and surrounded by the well-established suburbs of Berwick and Narre Warren, this is a community that's fully connected and thriving.



Enjoy a picnic in one of the beautifully maintained parks, complete with BBQ facilities, playgrounds and tranquil waterside views.



Your ten minute neighbourhood

From retail and education to healthcare, transport and recreation, every essential is thoughtfully woven into the fabric of the community.



Shopping and entertainment

Whether it's your weekly shop, your morning coffee, or a weekend browse, you're spoilt for choice. Established shopping hubs and everyday essentials are all just minutes away.

- Berwick Town Centre
- Eden Rise Village
- Westfield Fountain Gate
- Casey Central
- Aldi and Bunnings Warehouse
- St Germain Shopping Centre



Education

From early learning to higher education, every step of your child's educational journey is close to home. The area is home to a wide range of renowned public and private schools, all within easy reach and set within a family-friendly environment.



Nature and green spaces

Surrounded by peaceful wetlands, Berwick Waters offers active, family-friendly living with over 9km of bike paths, playgrounds, and playing fields. Enjoy weekends at local adventure parks, golf courses, or Casey Stadium — all close by.



Healthcare

Access to quality healthcare is a seamless experience. Both healthcare professionals and residents benefit from convenience and peace of mind.

- Monash Health's Casey Hospital
- Stirling Medical Centre
- St John of God Berwick Hospital



Transport

Commuting is simple and stress-free, any day of the week. Berwick and Beaconsfield Train Stations are just a 10-minute drive away, with a network of bus routes connecting Berwick Waters to the broader south east.





Masterplan supplied for the purpose of providing an impression of Berwick Waters and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (August 2025).





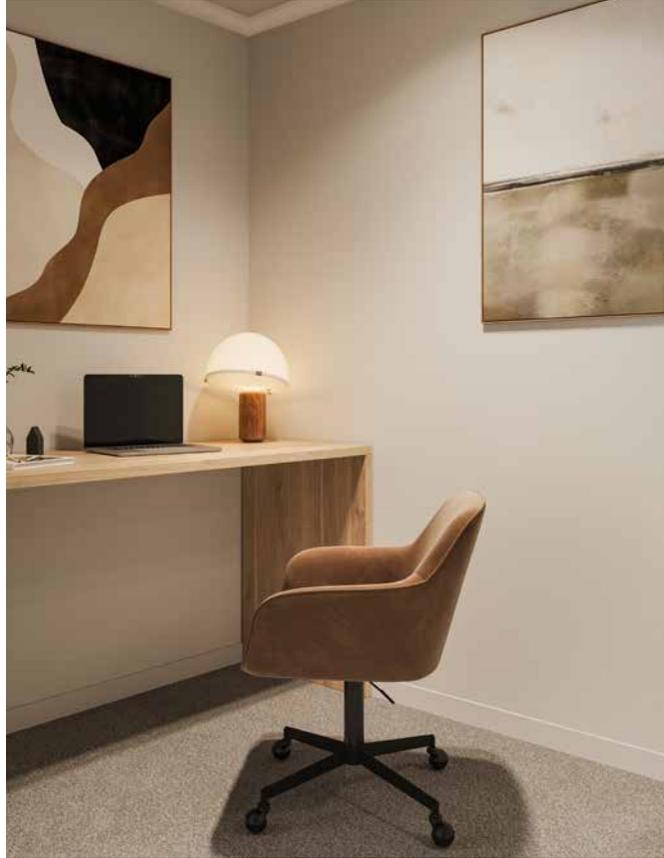
Introducing: The Ellis

Over two levels, the intelligently designed Ellis features a contemporary layout and quality finishes made for contemporary living. Residents will enjoy 4 bedrooms, 2.5 bathrooms, 1 living space and a single car secure garage. The generously proportioned bedrooms, including a spacious master bedroom with ensuite and a walk-in robe, have been designed to accommodate growing families as well as maximise rental appeal.









Key features of the Ellis design

A large, extended kitchen island becomes the focal point of the open plan living and dining — creating an inviting hub designed around connection.

The heart of the home opens out to a private courtyard. Whether you're entertaining outdoors, starting your own veggie patch or playing with pets — the outdoor space becomes an effortless continuation of life inside.

Spacious secondary bedrooms surround the separate WC, main bathroom and study nook — creating their own wing.

The downstairs powder room, under-stair storage, Euro laundry and walk-in linen enhance everyday functionality.



Ellis 17c

Lot No. 1111 & 1120

 4
  1
  2.5
  1

Land Size

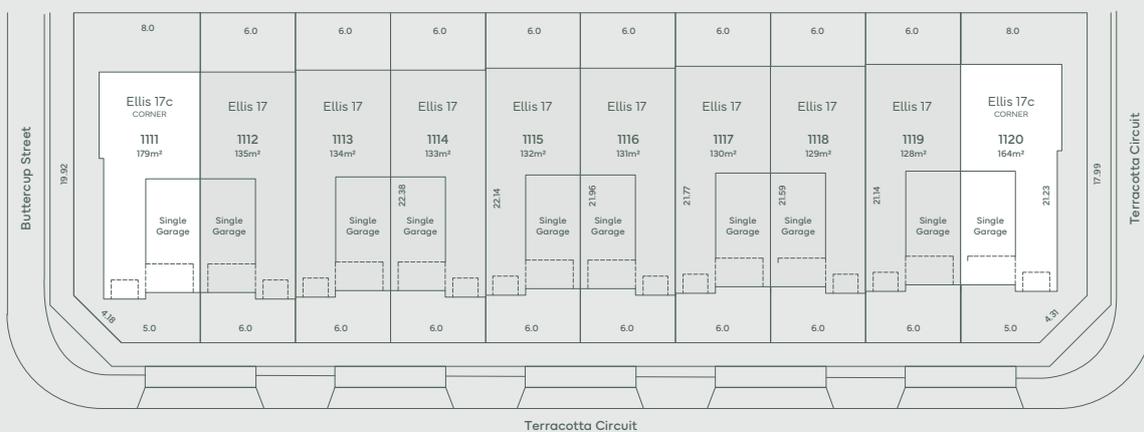
164m² & 179m² 7.5m (W) x 20.21-21.23m (L)

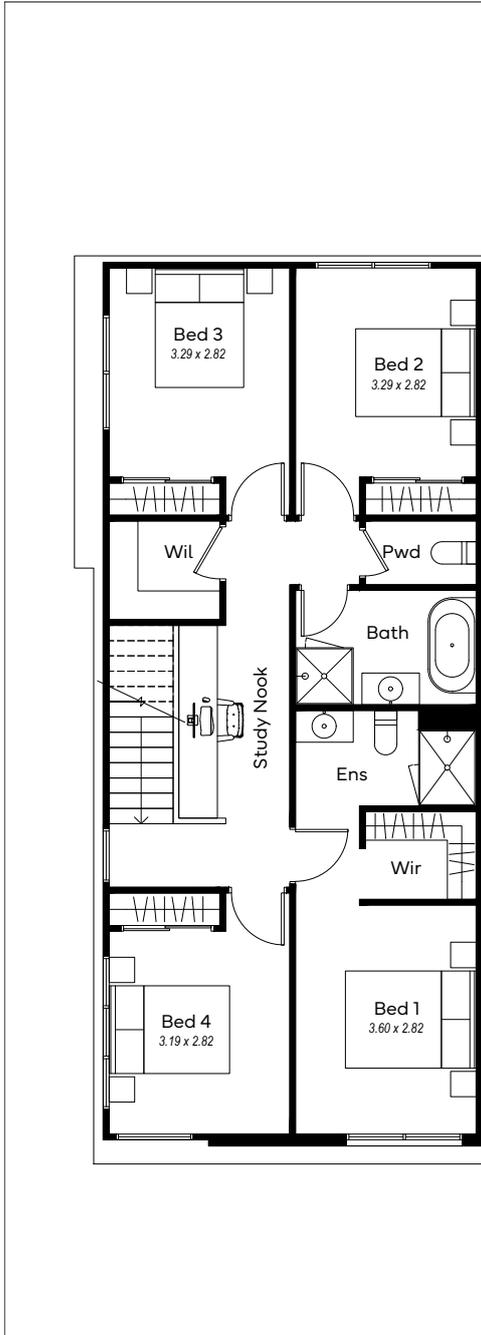
Room Sizes

Bedroom 1	3.60 x 2.82
Bedroom 2	3.29 x 2.82
Bedroom 3	3.29 x 2.82
Bedroom 4	3.19 x 2.82
Living	3.32 x 3.59
Dining	2.70 x 3.59
Kitchen	5.72 x 2.55
Garage	6.00 x 3.50

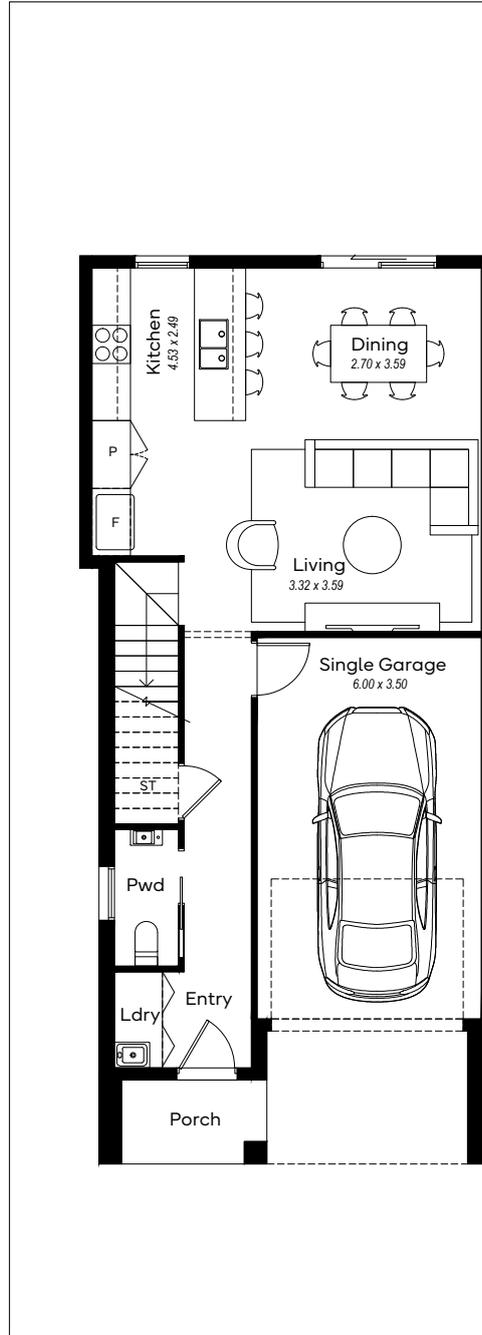
Specifications

Ground floor	55.45m ²
First floor	82.60m ²
Garage	22.45m ²
Porch	2.85m ²
Total internal area	160.50m ²
Total external area	2.85m ²
Total	163.35m² 17.58sq





GROUND FLOOR



FIRST FLOOR

Legend

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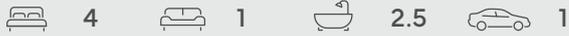
Standard floorplan shown

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.



Ellis 17

Lot No. 1112-1119



Land Size

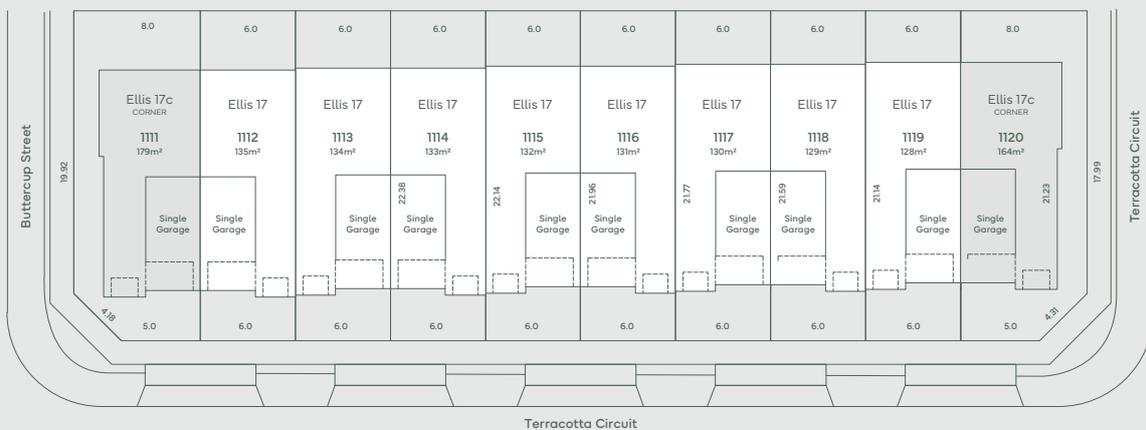
128m² - 135m² 6m (W) x 21.40-22.59m (L)

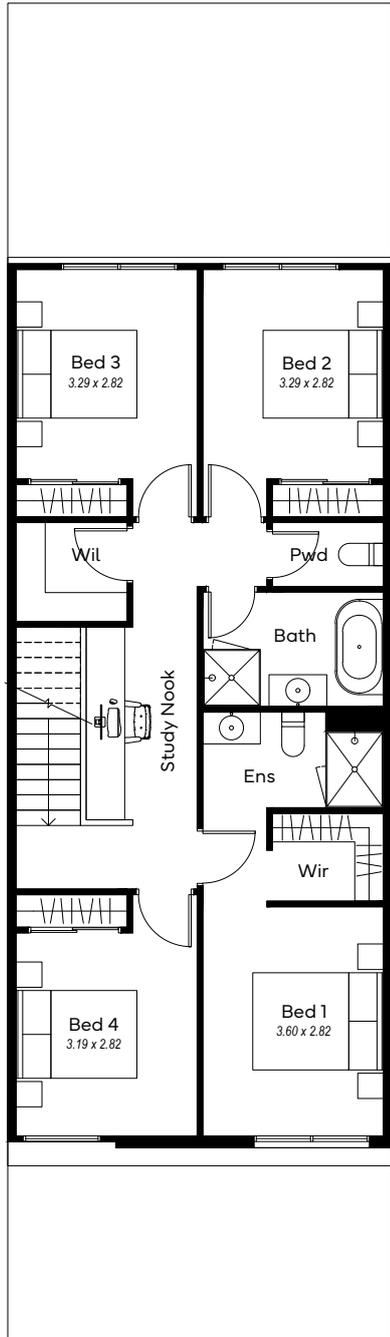
Room Sizes

Bedroom 1	3.60 x 2.82
Bedroom 2	3.29 x 2.82
Bedroom 3	3.29 x 2.82
Bedroom 4	3.19 x 2.82
Living	3.32 x 3.59
Dining	2.70 x 3.34
Kitchen	4.53 x 2.40
Garage	6.00 x 3.50

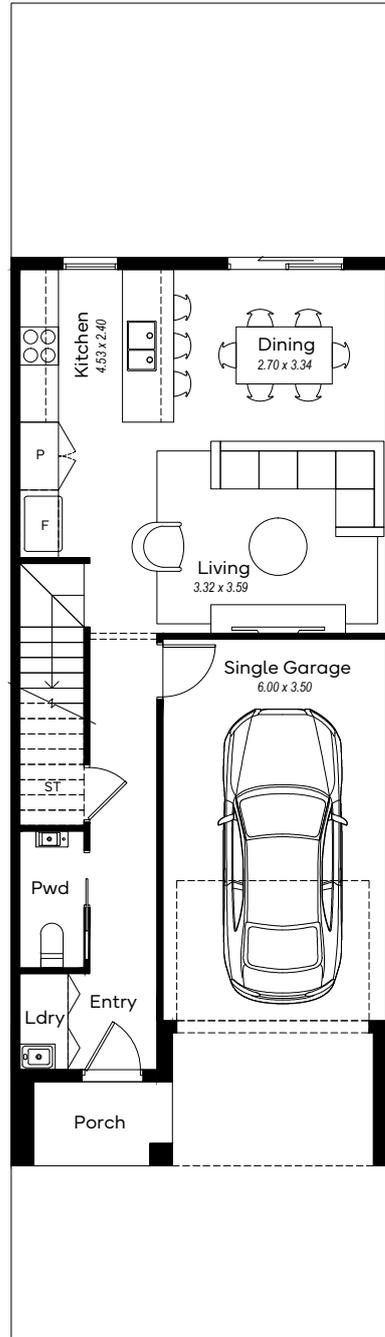
Specifications

Ground floor	52.60m ²
First floor	83.25m ²
Garage	22.45m ²
Porch	2.75m ²
Total internal area	158.30m ²
Total external area	2.75m ²
Total	161.05m² 17.34sq





GROUND FLOOR



FIRST FLOOR

Legend

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

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Inclusions

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)
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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	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)
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INSULATION

Energy Rating	Meets 7-star energy requirements
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CEILINGS

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

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

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)
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HOT WATER SERVICE

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

Roof	COLORBOND® steel
Fascia & Gutter	COLORBOND® steel

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)



Colour Schemes

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

HAVEN



Splashback: National Tiles - Matt White
Paint: Haymes Paint - Greyology 1
Laminate benchtop: Laminex - Pure Marble
Stone benchtop: Caesarstone - Snow

Cabinetry: Laminex - Idyllic & Malibu
Laminate flooring: Perfect Timber Floors - San Remo
Carpet: Carpet Call - Saturn Portal
Tiles: National Tiles - White

U M B E R



Splashback: National Tiles - Matt White
Paint: Haymes Paint - Greyology 1
Laminate benchtop: Laminex - Pearl Concrete
Stone benchtop: Caesarstone - Ocean Foam

Cabinetry: Laminex - Natural Walnut & Oyster Grey
Laminate flooring: Perfect Timber Floors - Flinders
Carpet: Carpet Call - Saturn Space Rock
Tiles: National Tiles - Charcoal

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





Why buy a townhome by Simonds?

Award-winning thinking,
built for real life.

We've been shaping how Australia homes since 1949, delivering thoughtfully designed, quality-built homes for every stage of life. With a proud legacy spanning over 75 years, Simonds continues to lead the way in creating spaces where families can thrive — blending innovative design, practical living, and trusted craftsmanship across communities in Victoria, Queensland, and South Australia.

Fixed Price Contracts*

No hidden fees, no surprises

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.



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.

Artists Impression

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.





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Scan for more information
visit [simonds.com.au](https://www.simonds.com.au)

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