

DONNYBROOK ROAD



A bright future to be unearthed at the proposed local government primary school.



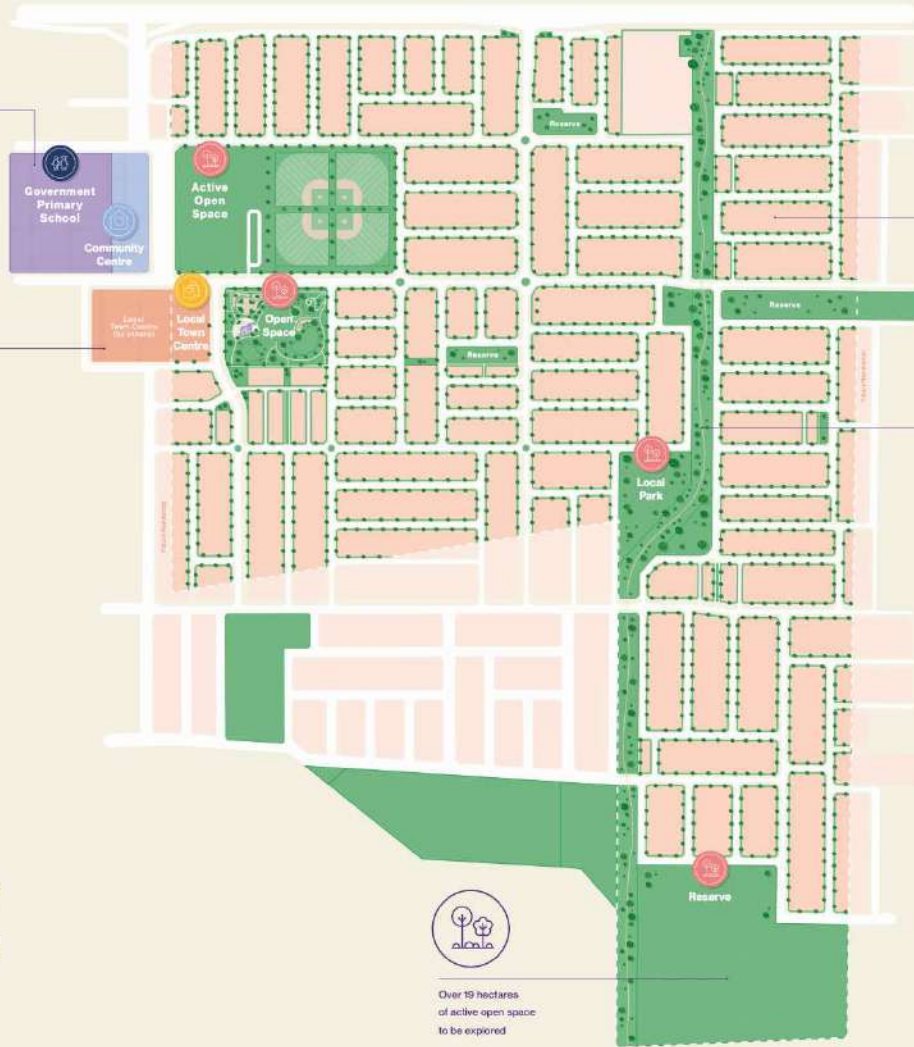
A rich region to be discovered with abundant amenity from the day you move in.



A community of over 1,900 homes designed to be adored.



A walking track running the length of the project to be explored.



# Heartford

DONNYBROOK

*A life designed for you.*

Nestled in a flourishing corridor north of Melbourne lies Heartford – a unique way of life made to be loved. Located in Donnybrook, only 30 kilometres from the CBD, this new neighbourhood promises an opportunity-rich future for families from all walks of life. Bountiful established amenity, sprawling natural surrounds and a connected community will allow you to step into an enviable way of life you'll always love coming home to.

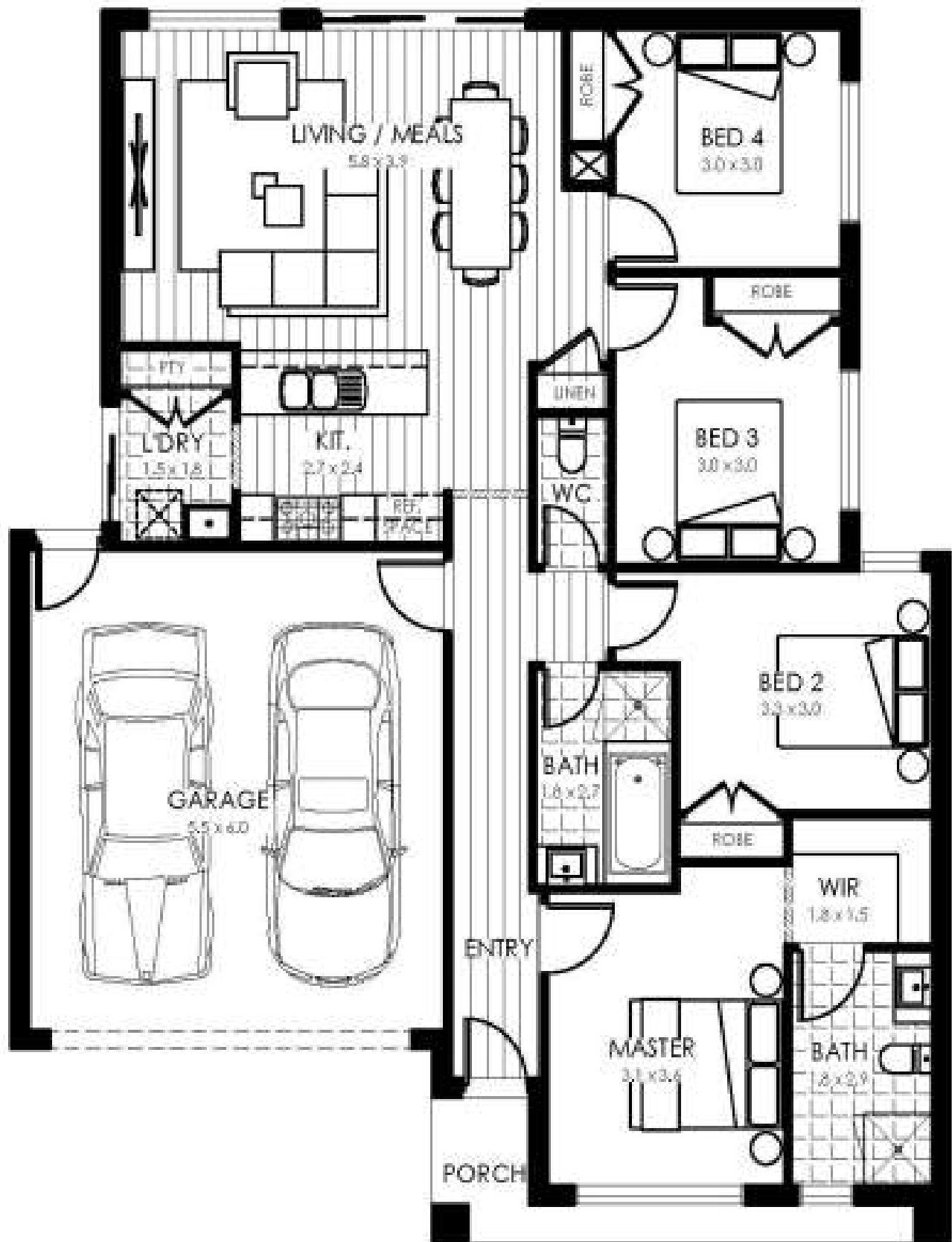


Over 19 hectares of active open space to be explored.

Donnybrook Station  
2km

Melbourne Airport  
19km

Melbourne CBD  
30km



# The Inclusions

---

## Pre-Construction

Fixed site costs

Provide 7 Star Energy Efficiency

Termite Treatment (if applicable)

Mains Power Connection

Sewerage and Stormwater Connection

Water Connection

2000Ltr Water Tank connected to toilets

Telstra Velocity/Opticomm Estate Fibre Optic  
Structured Cabling - FTTH Basic Pack (No Enclosure) &

---

## External Inclusions

Sectional Garage Door

Concrete Roof Tiles

Colorbond Fascia, Gutter and Downpipes

Clay Brickwork Cladding

Fibre Cement Sheet Infills over Windows and Doors

Sustainability Victoria approved hot water unit

---

## Internal Inclusions

2550mm high ceiling height

Carpet to Bedrooms and Robes

Ceramic wall tiles to Bathroom and Ensuite

Ceramic floor tiles to wet areas including tiled skirt

Ceramic wall tiles to Kitchen and Laundry

Laminate timberlook floating floor system to Kitchen and  
Living areas

Blockout roller blinds to windows

Ducted Heating to Bedrooms and Living areas

Ducted Evaporative Cooling

Double power points throughout

Television and Telephone/Data points (refer to plan for  
locations)

LED downlights throughout (excludes Garage)

---

## Kitchen Inclusions

Stainless Steel 900mm upright cooker, gas cooktop and  
rangehood

Stainless steel dishwasher

20mm reconstituted stone benchtop with 40mm polished  
edge to Kitchen

Chrome mixer tap

---

## Bathroom/Ensuite/WC Inclusions

20mm reconstituted stone benchtop with 20mm polished  
edge to vanities

Acrylic bath tub

Chrome mixer tap to basins

Tiled showerbases

---

## Turn Key

Clothesline

Letterbox

Television antenna

Landscaping to front and rear yard, including turf, topping to  
pathways and mulched garden beds with plants (site specific)

Coloured concrete driveway and path

Provide Timber Treated Pine Fencing with exposed posts and  
capping 1800mm high to side and rear boundaries (up to

Developer Guidelines

Building permit

Brick Infill Over Garage

---

## Post Construction

3 months maintenance period

Home owners warranty in accordance with Victorian  
regulations

Internal and external builder's house clean

Appliance manuals / compliance certificates



# Exterior Desert Colour Scheme

## Primary palette



### 1. Concrete Roof Tiles

Colour: Charcoal

### 2. Timber Cladding

Colour: Spotted gum

### 3. Brickwork

Domain Oasis



**Render - Walls  
(if applicable)**  
Colorbond Dune



**Front Door**  
Colorbond Surfmist



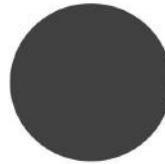
**Render - Porch Piers  
(if applicable)**  
Colorbond Surfmist



**Fascia**  
Colorbond Surfmist



**Render - Garage External  
Walls (if applicable)**  
Colorbond Dune



**Gutter, Downpipes, Barge  
and Capping**  
Colorbond Monument



**Windows, Sliding Glass  
Doors and Flyscreens**  
Colorbond Surfmist



**Lightweight Cladding  
(if applicable)**  
Colorbond Surfmist



**Garage Door**  
Colorbond Surfmist



**Exposed Posts  
(if applicable)**  
Colorbond Surfmist

# Exterior Mountain Colour Scheme

## Primary palette



### 1. Concrete Roof Tiles

Colour: Charcoal

### 2. Timber Cladding

Colour: Tasmanian Oak

### 3. Brickwork

Access Chestnut



**Render - Walls  
(if applicable)**  
Colorbond Shale Grey



**Front Door**  
Colorbond Surfemist



**Render - Porch Piers  
(if applicable)**  
Colorbond Surfemist



**Fascia**  
Colorbond Monument



**Render - Garage External  
Walls (if applicable)**  
Colorbond Shale Grey



**Gutter, Downpipes, Barge  
and Capping**  
Colorbond Monument



**Windows, Sliding Glass  
Doors and Flyscreens**  
Colorbond Monument



**Lightweight Cladding  
(if applicable)**  
Colorbond Surfemist



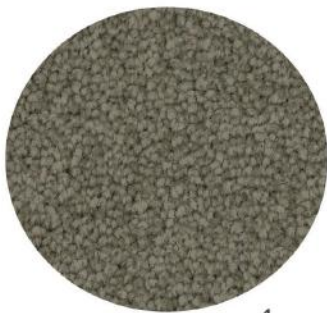
**Garage Door**  
Colorbond Monument



**Exposed Posts  
(if applicable)**  
Colorbond Surfemist

# Interior Eucalyptus Colour Scheme

## Primary palette



1



2

### 1. Carpet

Colour: Basalt  
Location: Bedrooms throughout

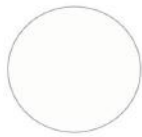
### 2. Stone

Colour: Caesarstone Fresh Concrete  
Location: Provided to kitchen island and rear kitchen benchtops  
Finish: Polished



### Laminate

Colour: Formica Crystal White  
Location: Joinery – Island Bench Base Cabinets  
Finish: Velour



Colour: Formica Crystal White  
Location: Overhead cupboards, base cupboards and end panels  
Finish: Velour



Colour: Formica Autumn Oak  
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units  
Finish: Velour



### Timber Laminate Flooring (Options)

Colour: Venetian Oak  
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed  
Location: Flooring throughout



Colour: Authentic Oak Nature  
Location: Flooring throughout



Colour: Classic Oak White Varnished  
Location: Flooring throughout



### Paint

Colour: Dulux Natural White  
Location: Walls  
Finish: Low sheen



Colour: Dulux Natural White  
Location: Doors, skirtings and window / door architraves  
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Natural White  
Location: Ceilings throughout  
Finish: Flat



### Tiles

Colour: Millennium Bianco Light Grey Matte  
Dimensions: 300x600mm  
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss  
Dimensions: 100x300mm  
Location: Kitchen and laundry splashback



### Glass Splashback (Upgrade Option)

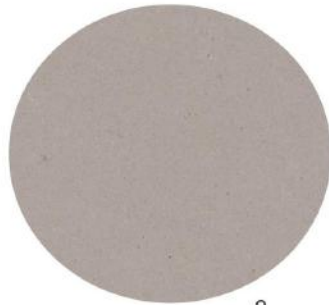
Colour: Zurich

# Interior Paperbark Colour Scheme

## Primary palette



1



2

### 1. Carpet

Colour: Raven  
Location: Bedrooms throughout

### 2. Stone

Colour: Caesarstone Raw Concrete  
Location: Provided to kitchen island and rear kitchen benchtops  
Finish: Polished

---

### Laminate



Colour: Formica Iron Ore  
Location: Joinery – Island Bench Base Cabinets  
Finish: Velour



Colour: Formica Cappucino  
Location: Overhead cupboards, base cupboards and end panels  
Finish: Velour



Colour: Formica Iron Ore  
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units  
Finish: Velour

---

### Timber Laminate Flooring (Options)



Colour: Venetian Oak  
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed  
Location: Flooring throughout



Colour: Authentic Oak Nature  
Location: Flooring throughout



Colour: Classic Oak White Varnished  
Location: Flooring throughout

---

### Paint



Colour: Dulux Natural White  
Location: Walls  
Finish: Low sheen



Colour: Dulux Natural White  
Location: Doors, skirtings and window / door architraves  
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Natural White  
Location: Ceilings throughout  
Finish: Flat

---

### Tiles



Colour: Millennium Bianco Light Grey Matte  
Dimensions: 300x600mm  
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss  
Dimensions: 100x300mm  
Location: Kitchen and laundry splashback

---

### Glass Splashback (Upgrade Option)

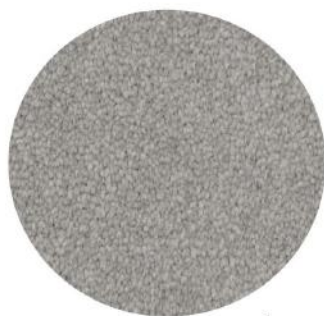


Colour: Zurich



# Interior Cotton Colour Scheme

## Primary palette



1



2

## 1. Carpet

Colour: Smoke Haze  
Location: Bedrooms throughout

## 2. Stone

Colour: Caesarstone Raw Concrete  
Location: Provided to kitchen island and rear kitchen benchtops  
Finish: Polished



## Laminate

Colour: Formica Fox Natural  
Location: Joinery – Island Bench Base Cabinets  
Finish: Velour



Colour: Formica Crystal White  
Location: Overhead cupboards, base cupboards and end panels  
Finish: Velour



Colour: Formica Crystal White  
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units  
Finish: Velour



## Timber Laminate Flooring (Options)



Colour: Venetian Oak  
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed  
Location: Flooring throughout



Colour: Authentic Oak Nature  
Location: Flooring throughout

Colour: Classic Oak White Varnished  
Location: Flooring throughout



## Paint

Colour: Dulux Lexicon  
Location: Walls  
Finish: Low sheen



Colour: Dulux Lexicon  
Location: Doors, skirtings and window / door architraves  
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Lexicon  
Location: Ceilings throughout



## Tiles

Colour: Spark Light Matte  
Dimensions: 300x600mm  
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss  
Dimensions: 100x300mm  
Location: Kitchen and laundry splashback



## Glass Splashback (Upgrade Option)

Colour: Zurich

# Interior Wattle Colour Scheme

## Primary palette



1



2

### 1. Carpet

Colour: Graphite  
Location: Bedrooms throughout

### 2. Stone

Colour: Caesarstone Fresh Concrete  
Location: Provided to kitchen island and rear kitchen benchtops  
Finish: Polished

---

### Laminate



Colour: Formica Oyster Grey  
Location: Joinery – Island Bench Base Cabinets  
Finish: Velour



Colour: Formica Oyster Grey  
Location: Overhead cupboards, base cupboards and end panels  
Finish: Velour



Colour: Formica Oyster Grey  
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units  
Finish: Velour

---

### Timber Laminate Flooring (Options)



Colour: Venetian Oak  
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed  
Location: Flooring throughout



Colour: Authentic Oak Nature  
Location: Flooring throughout



Colour: Classic Oak White Varnished  
Location: Flooring throughout

---

### Paint



Colour: Dulux Terrace White  
Location: Walls  
Finish: Low sheen



Colour: Dulux Terrace White  
Location: Doors, skirtings and window / door architraves  
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Terrace White  
Location: Ceilings throughout  
Finish: Flat

---

### Tiles



Colour: Nova Grey Matte  
Dimensions: 300x600mm  
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss  
Dimensions: 100x300mm  
Location: Kitchen and laundry splashback

---

### Glass Splashback (Upgrade Option)



Colour: Zurich