



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.

DONNYBROOK ROAD

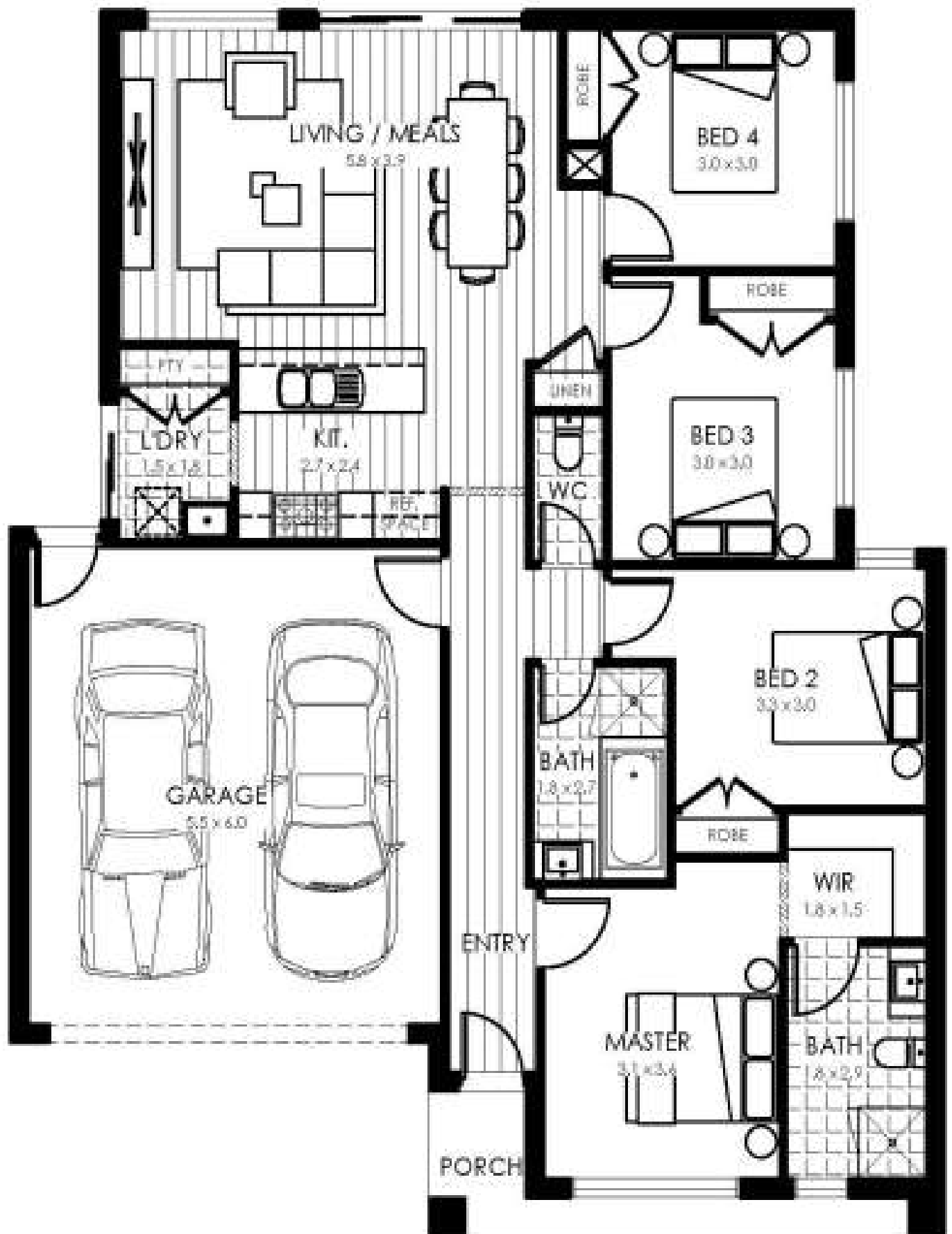


Over 19 hectares of active open space to be explored.

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
- 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 Surfmist



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



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 Surfmist



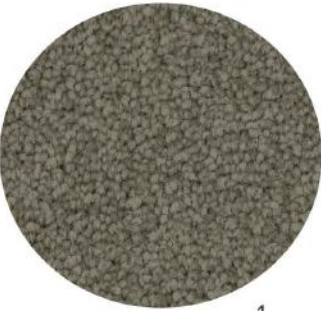
Garage Door
Colorbond Monument



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

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

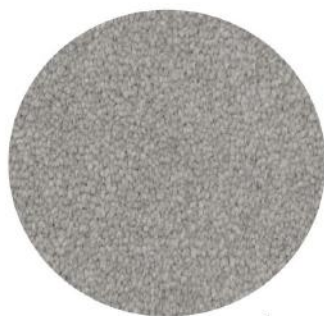
Glass Splashback (Upgrade Option)



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

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

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

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