



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

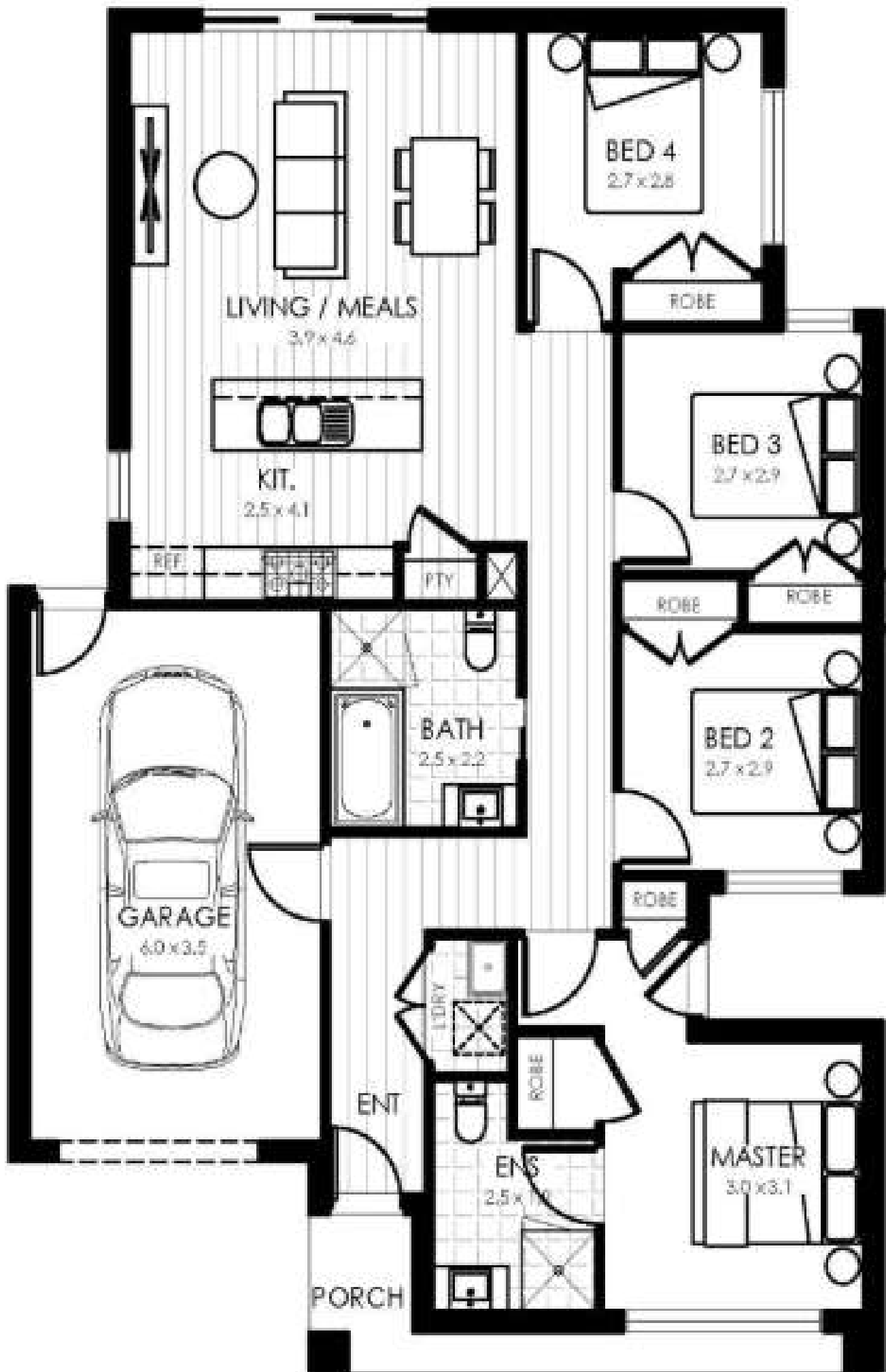


Over 19 hectares of active open space to be explored.

Donnybrook Station  
2km

Melbourne Airport  
19km

Melbourne CBD  
30km





# 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

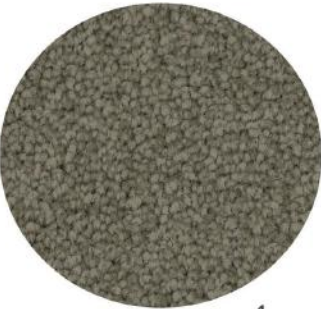


**Exposed Posts  
(if applicable)**  
Colorbond Surfmist



# 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

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### 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

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### 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

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### 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

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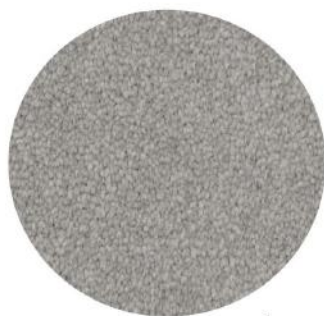
### Glass Splashback (Upgrade Option)



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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### Glass Splashback (Upgrade Option)



Colour: Zurich

# 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

## 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 Colorbond Metal Fencing 1800mm high to side and rear boundaries (up to building line) with \*single
- 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