



**60k**

**WORTH OF EXTRAS**

Included In Our Designer  
Series Everyday

Luxury Included  
with every home



# Included Luxury

Our range of home designs include standard inclusions that genuinely stand out from the rest.

With stone benchtops, stainless steel appliances and a dishwasher all included, your gourmet style kitchen will certainly impress.

Décor items such as high ceilings, downlights throughout and stone benchtops to kitchen plus floor coverings and tiled shower bases are all included – in every home.

Expect to create a streetscape to be the envy of your neighbours with a stylish colourthrough-driveway and exterior rendered hebel with metal roof as standard inclusions with your new home.

And, it doesn't end once we hand over the keys – our warranty-care program and 25-year structural guarantee gives you the utmost peace of mind for the long term.



# Welcome to Harmac Homes

Our standard inclusions are anything but standard.

## Internal

Kitchen	<ul style="list-style-type: none"><li>+ 900mm stainless steel dual fuel cooker</li><li>+ 900mm stainless steel canopy rangehood</li><li>+ Stainless steel dishwasher including power point and plumbing connections</li><li>+ 1 <math>\frac{3}{4}</math> stainless steel sink</li><li>+ Designer sink mixer (chrome)</li><li>+ 20mm stone benchtop</li><li>+ Laminate cabinets and overhead cupboards (including over fridge space)</li></ul>
Bathroom and Ensuite	<ul style="list-style-type: none"><li>+ Semi inset basin with pop-up waste</li><li>+ 2m high overlapping semi frameless shower screen on a tiled shower base</li><li>+ Acrylic inset bath</li><li>+ Close coupled soft close toilet suite</li><li>+ Polished edge mirrors above vanity benchtops</li><li>+ Designer mixer tapware, handheld shower head and bath wall outlet (round)</li><li>+ Laminate benchtops and cabinets as per working drawings</li><li>+ 2No. single towel rails to bathroom and ensuite and towel ring to powder room</li><li>+ Toilet roll holders to powder room and ensuite (round)</li><li>+ Exhaust fans to bathroom and ensuite</li></ul>
Laundry	<ul style="list-style-type: none"><li>+ Laminate cabinet with insert sink (Design Specific)</li><li>+ Mixer tapware (round)</li><li>+ Washing machine stops</li><li>+ Hinged glass external door (design specific)</li></ul>

## Guarantees and Quality Assurance

Structural	<ul style="list-style-type: none"><li>+ 25-year structural guarantee (conditions apply)</li></ul>
QA Inspection	<ul style="list-style-type: none"><li>+ Harmac Homes is committed to high standards of quality assurance. Standing by the quality of every home with an independent quality model, involving a thorough inspection and re-inspection process and certificate upon completion.</li></ul>



# Feel the Difference

## The Designer Series By Harmac

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This is an all-encompassing approach to our process, our homes and the Harmac Homes family that is typified by quality, respect and ongoing excellence.

We are committed to providing you with the canvas to build your new home, and your new life, with a personal touch you won't find anywhere else.

**That's the Harmac Way.**



## External

Foundations	+ Class H structural concrete slab
Driveway	+ Colour through concrete to front of dwelling, including porch (up to 35m2)
External	+ Builders range Category 1 bricks to dwelling and garage or fully rendered Hebel cladding + Traditional façade as per working drawings + MGP10 pine wall framing and trusses
Windows and External Doors	+ Designer front entry door – clear glazed + Single cylinder deadbolt & lever handle to front entry door + Entrance set to all external doors and garage internal access door + Aluminium windows including window locks + Nylon mesh flyscreens to all openable aluminium windows + Brick infills over all windows and external doors (design specific)
Eaves	+ Eaves to front façade (design specific)
Garage	+ Metal sectional lift up door to front including remote control unit
Hot Water Service	+ Solar hot water unit with 200L tank with 20L instantaneous gas booster
Roofing	+ Coloured metal roof + Coloured metal fascia and gutter
Termite	+ Part A slab penetration system
Energy	+ 6-Star rating (Design Specific)
Connection	+ Connection of services (water, gas, electricity, sewer, telephone conduit and storm-water) based on 500m2 blocks with less than 300mm fall, 5m setback and maximum of 12m run, does not include energy and telephone consumer account opening fees

## General

Floor Coverings	<ul style="list-style-type: none"><li>+ Builders range Category 1 laminated timber flooring to nominated rooms (as per working drawings)</li><li>+ Wall tiles to kitchen, bathroom, powder room, ensuite and laundry (as per working drawings)</li><li>+ Skirting tiles to bathroom, ensuite, powder room and laundry (as per working drawings).</li><li>+ MDF rises to stairs, closed tread with MDF/timber handrail (design specific)</li></ul>
Heating	<ul style="list-style-type: none"><li>+ Gas ducted heating (unit in roof space)</li></ul>
Ceilings	<ul style="list-style-type: none"><li>+ 2590mm (overall plate) standard ceiling height to ground floor</li><li>+ 2440mm (overall plate) standard ceiling height to first floor</li></ul>
Fixing	<ul style="list-style-type: none"><li>+ 67mm MDF square dressed skirting and 67mm square dressed architraves</li><li>+ Hinged flush panel doors</li><li>+ Lever passage sets and linen fixed handles</li><li>+ Framed vinyl sliding robe doors to built in wardrobes and linen (design specific)</li></ul>
Plaster	<ul style="list-style-type: none"><li>+ 75mm cove cornice</li></ul>
3-coat Paint System	<ul style="list-style-type: none"><li>+ Low sheen acrylic to external timber work</li><li>+ Low sheen acrylic to internal walls</li><li>+ Flat acrylic to ceiling</li><li>+ Gloss finish to internal wood work</li></ul>
Electrical	<ul style="list-style-type: none"><li>+ Downlights throughout, to living and bedrooms (design specific)</li><li>+ 2No. TV points (does not include an antenna)</li><li>+ 2No. Phone points</li><li>+ 2No. Data points</li><li>+ Smoke detectors</li><li>+ Upgraded Iconic power points</li><li>+ Batten light points</li><li>+ External light point to porch</li><li>+ External waterproof light</li></ul>
Harmactive	<ul style="list-style-type: none"><li>+ Wiser Hub</li><li>+ Outdoor Camera (Installed to Porch)</li><li>+ Wiser Indoor Camera (Portable)</li><li>+ Wiser Double Power point</li><li>+ Wiser Dimming Module for light control</li><li>+ 1x USB Double Power Point to kitchen bench</li><li>+ 2x USB Double powerpoints to each side of bed in master bedroom.</li></ul>



# At Harmac Homes, everything we do is defined by doing things *the harmac way*

## 25 Year Structural Guarantee

Building your brand new home with Harmac Homes give you assurance and peace of mind that you have made the right decision. With a 25 year structural guarantee, you can rest assured that your brand new home is built to the highest quality.

## Harmactive

When you build with Harmac, Smart Home Technology comes standard! Monitor your home while you're out and about, schedule lights to turn on (or off!) and watch your camera's for added privacy and security. The convenience of technology is a standard luxury in all Harmac homes.

## A Unique Service

Building with Harmac Homes gives you access to a personalised and hands-on experience that makes you feel like more than just a number. Our team is committed to delivering on dreams and providing an exceptional service throughout your entire journey.

## Personal Colour Selection

Your home will be an interior designer's dream with Harmac Homes' unique colour selection. We have a specialised team based in our own colour selection studio Aspire Gallery, that features some of the most sought-after trends in new home design, with all tastes and styles catered for.





## Quality Reputation

Harmac Homes is backed by an accumulation of industry experience. With a well established reputation and unwavering commitment to service and quality, we are proud to provide clients with a customer journey that you can trust. Our 25-year structural guarantee, and a personalised customer journey, provides you with the assurance you deserve when building your new home.

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