





BUILT IN FEATURES

UP TO

**\$40k\***

INCLUDED AS STANDARD

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 throughout\*, downlights and alfresco sliders with flyscreens 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 colour-through-driveway and your choice of metal roof or tiled 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.



**Fixed Price  
Site Costs**

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**Independent  
Quality Assurance**

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**Warranty  
Care Program**

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**25 Year  
Structural Guarantee**

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# Welcome to Harmac Homes

Our standard inclusions are anything but standard.

## External

Foundations	+ Class H concrete slab or equivalent
Driveway	+ Colour through concrete to front of dwelling, including porch (up to 35m <sup>2</sup> )
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	+ 920mm front entry door – clear glazed + Gainsborough 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 and doors + 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	+ Concrete colour roof tiles (builders range) or coloured metal roof + Metal fascia and gutter
Termite	+ Part A slab penetration system + Part B slab spray
Energy	+ Minimum 6-Star rating
Connection	+ Connection of services (water, gas, electricity, sewer, telephone conduit and stormwater) based on 500m <sup>2</sup> blocks with less than 300mm fall, 5m setback and maximum of 12m run, does not include energy and telephone consumer account opening fees + 6 Point Drainage System

## 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>+ 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>+ 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 in lieu of 1No. double 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 as per working drawings</li><li>+ Mixer tapware (round)</li><li>+ Washing machine stops</li><li>+ Hinged glass door (design specific)</li></ul>

## General

Floor Coverings	<ul style="list-style-type: none"><li>+ Builders range Category 1 carpet complete with 7mm foam underlay to nominated rooms (as per working drawings)</li><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></ul>
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## General (continued)

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>+ Gainsborough lever passage sets and dummy 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><li>+ Gloss finish to front entry and internal doors</li></ul>
Electrical	<ul style="list-style-type: none"><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>+ Includes 6No. downlights to dwelling</li><li>+ External waterproof light</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>



## Quality Reputation

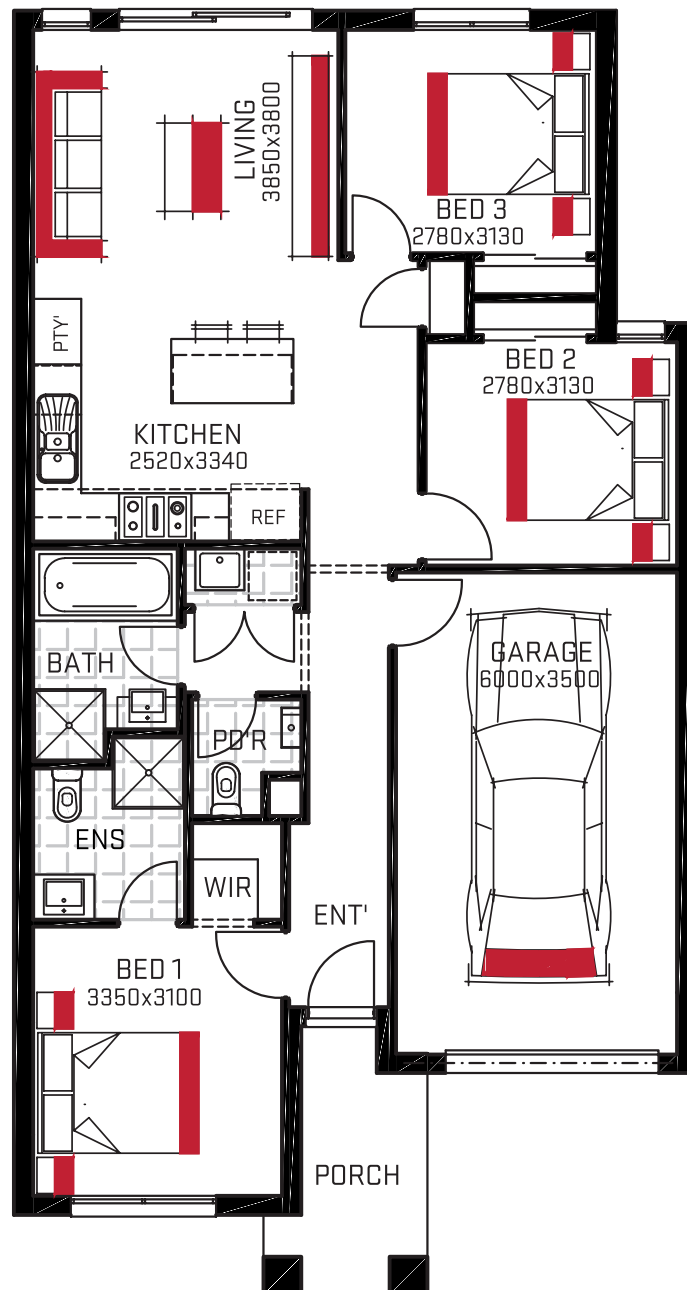
Harmac Homes is backed by an accumulation of industry experience. With a well established reputation and unwavering commitment to service and quality, we are proud to provide clients with an end-to-end service that you can trust. Our 25-year structural guarantee, and a personalised customer journey,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

This document contains standard inclusions (the "standard inclusions") that are intended as a guide only. Harmac Homes Pty Ltd ACN 614 573 349 as trustee for Harmac Homes Unit Trust (CDB-U 58040) ("Harmac Homes") reserves the right to substitute or otherwise vary the make, model or type of any of the products within the standard inclusions without notice in the event that the Harmac Homes changes suppliers or due to the product being unavailable, no longer being compliant or being replaced with another product. These standard inclusions are not an offer or contract and may be specific to particular home design offerings. Potential purchasers should always make their own enquiries and refer to an applicable HIA Building Contract and design drawings. Any reference to the build process as described in these standard inclusions refers to a standard home design and is subject to customer-requested variations or delays caused by external parties, including but not limited to title approval and surveying. Harmac Homes and Harmac Constructions Pty Ltd ACN 611 217 577 as trustee for the Harmac Constructions Unit Trust expressly disclaim any and all liability relating to, or resulting from, the use or reliance on any information contained in these standard inclusions by any person. Printed 01/06/2020. HAR21870.

# Acadia 813

 3  2  1  8.5m

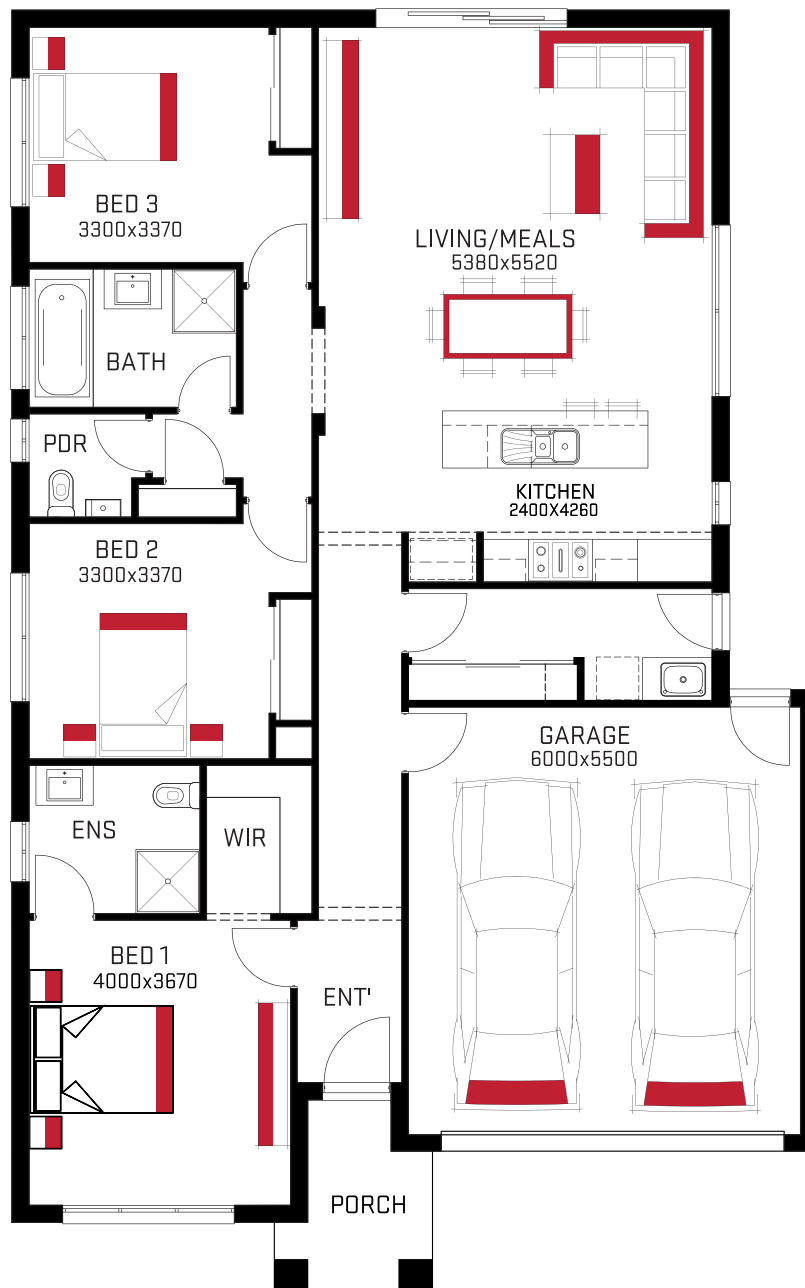
Perfectly suited to fit on blocks as narrow as 8.5 metres wide, the Acadia 813 includes all the beautiful elements of a larger home with 3 bedrooms, two bathrooms plus powder room, an open plan kitchen, meals and living with island bench. The smart design and creative use of interior design elements creates this impressive feature packed charmer.



# Capital 1219

 3  2  2  12.5m

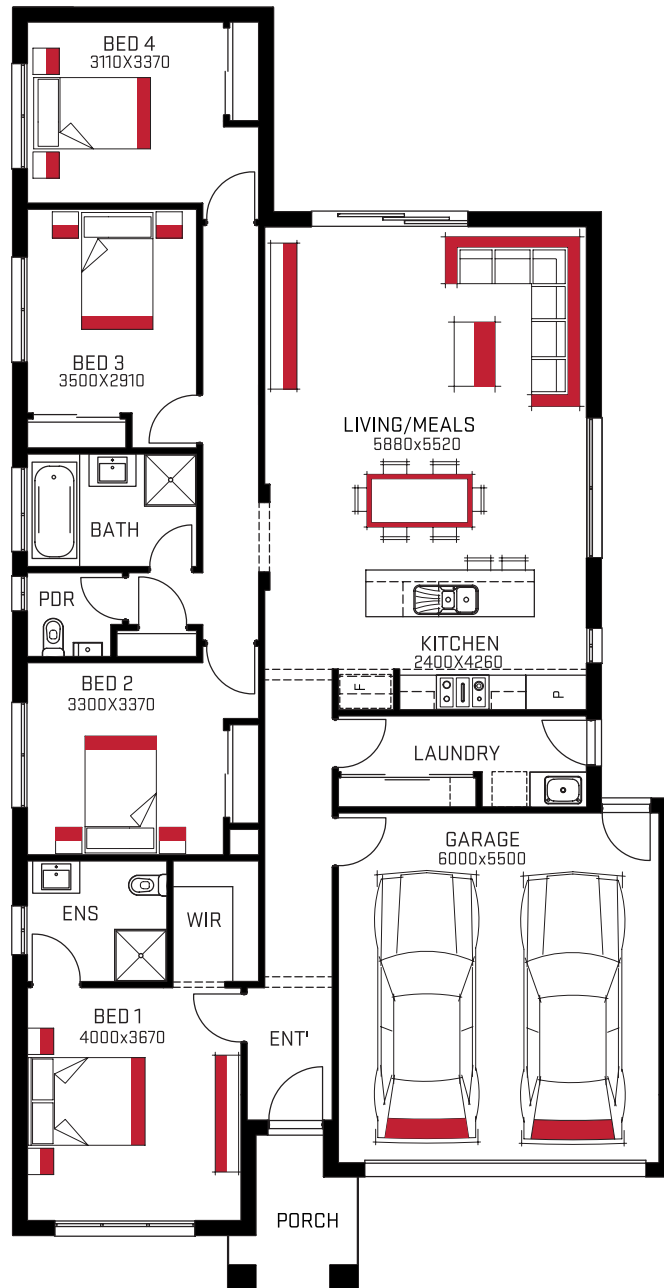
This modern designed home with well glazed broad open plan living, 3 spacious bedrooms, separate powder room and plentiful storage, it's clear from the get-go no space has been wasted. With all the trappings, and attention to detail you just can't help but be impressed by this architecturally designed but affordable abode.



# Capital 1221

 4  2  2  12.5m

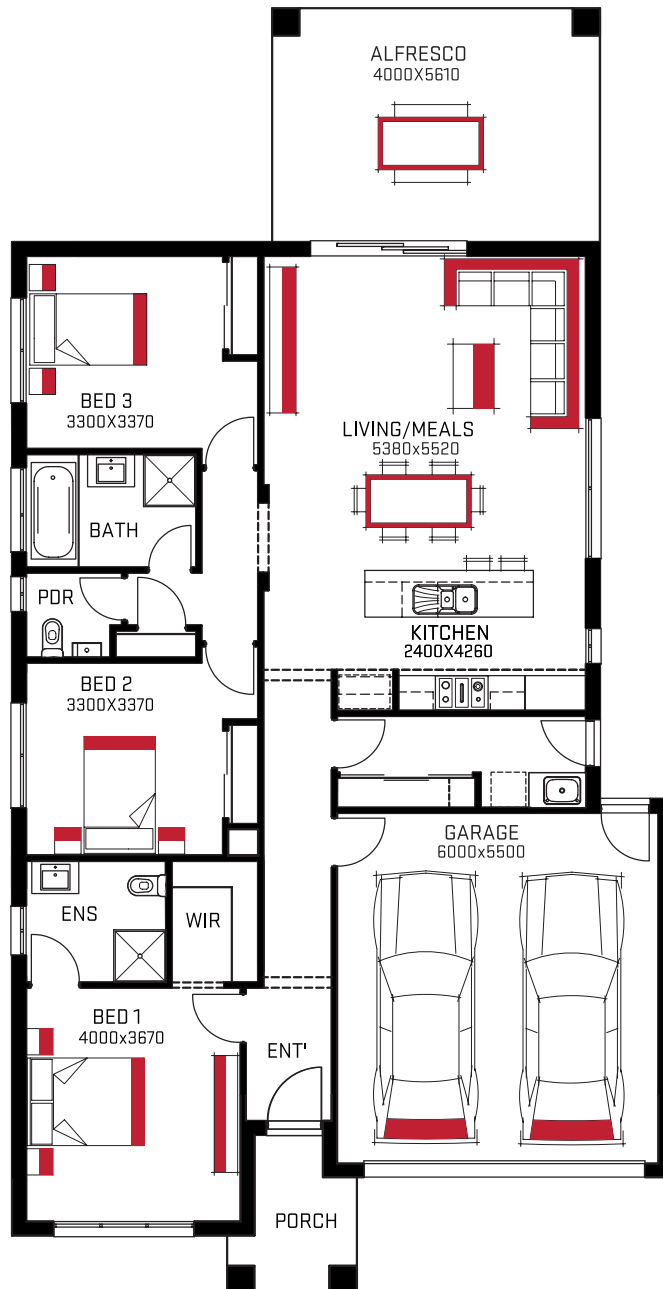
This modern designed home with well glazed broad open plan living, 4 spacious bedrooms, separate powder room and plentiful storage, it's clear from the get-go no space has been wasted. With all the trappings, and attention to detail you just can't help but be impressed by this architecturally designed but affordable abode.



# Capital 1221A

 3  2  2  12.5m

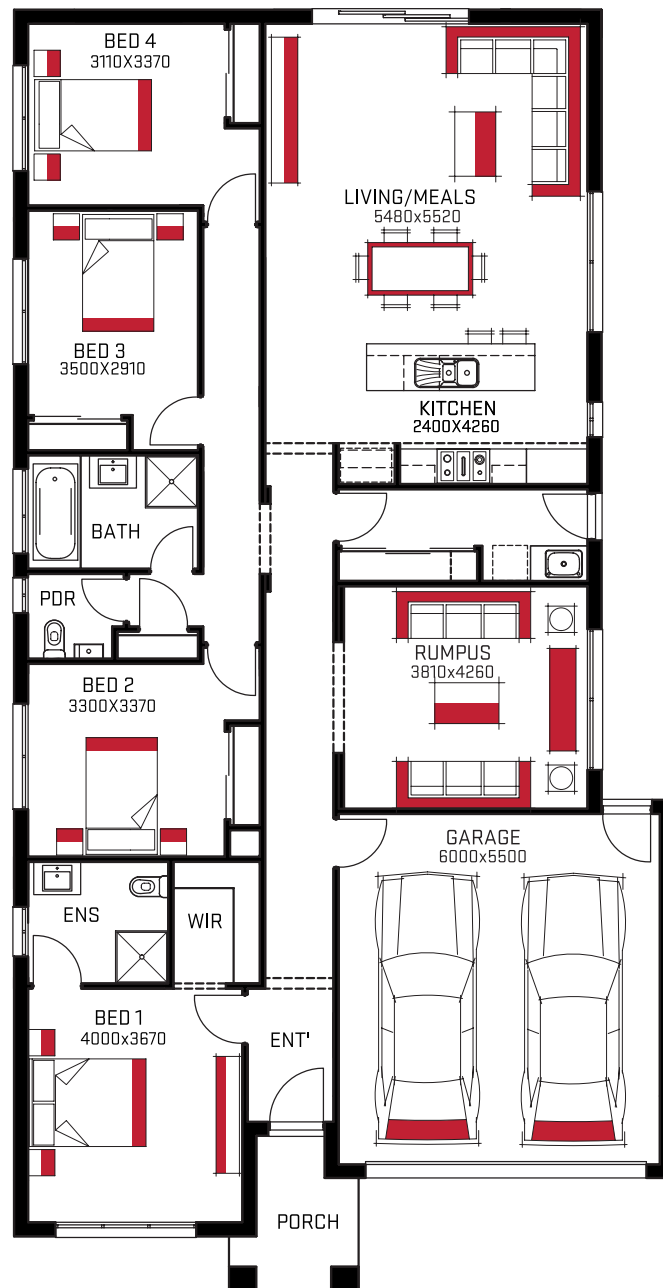
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# Capital 1223

 4  2  2  12.5m

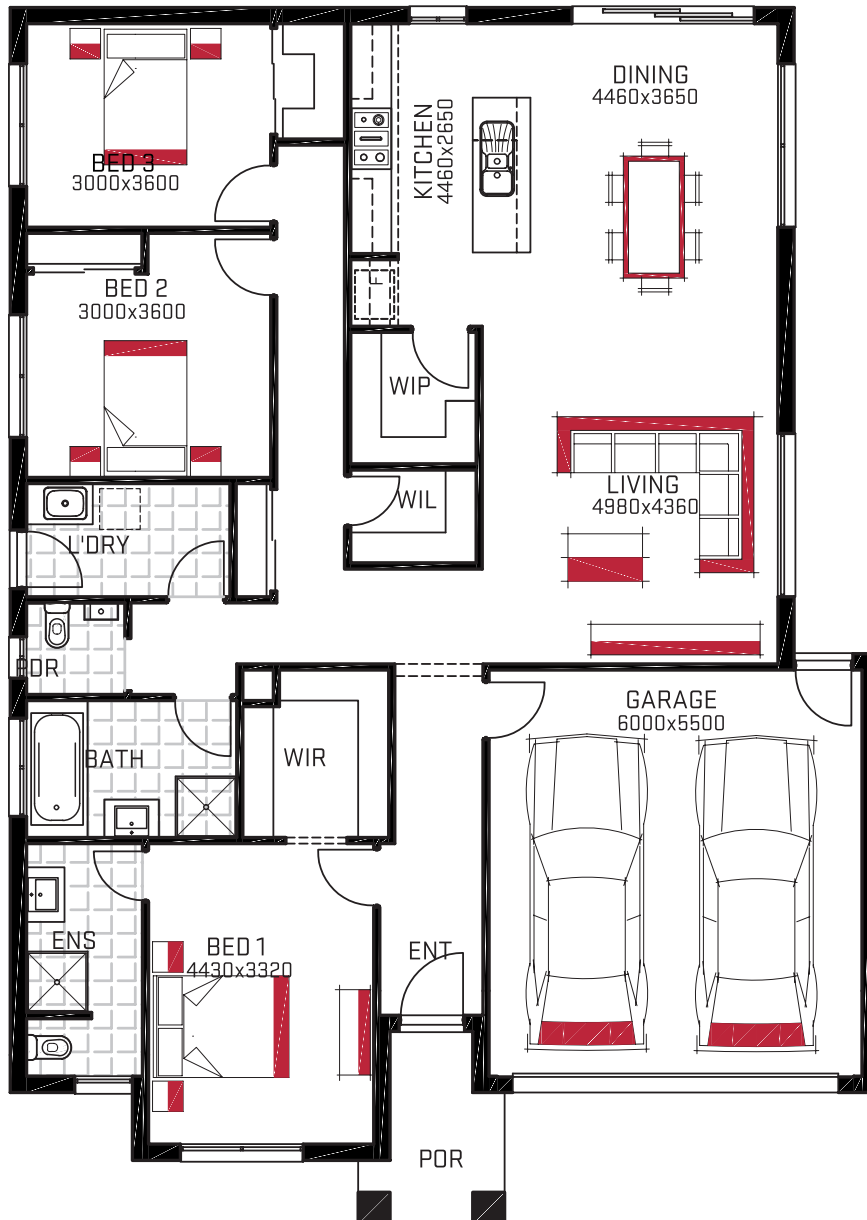
This modern designed home with well glazed broad open plan living, 4 spacious bedrooms, separate powder room and plentiful storage, it's clear from the get-go no space has been wasted. With all the trappings, and attention to detail you just can't help but be impressed by this architecturally designed but affordable abode.



# Charlotte 1422

 3  2  2  14.0m

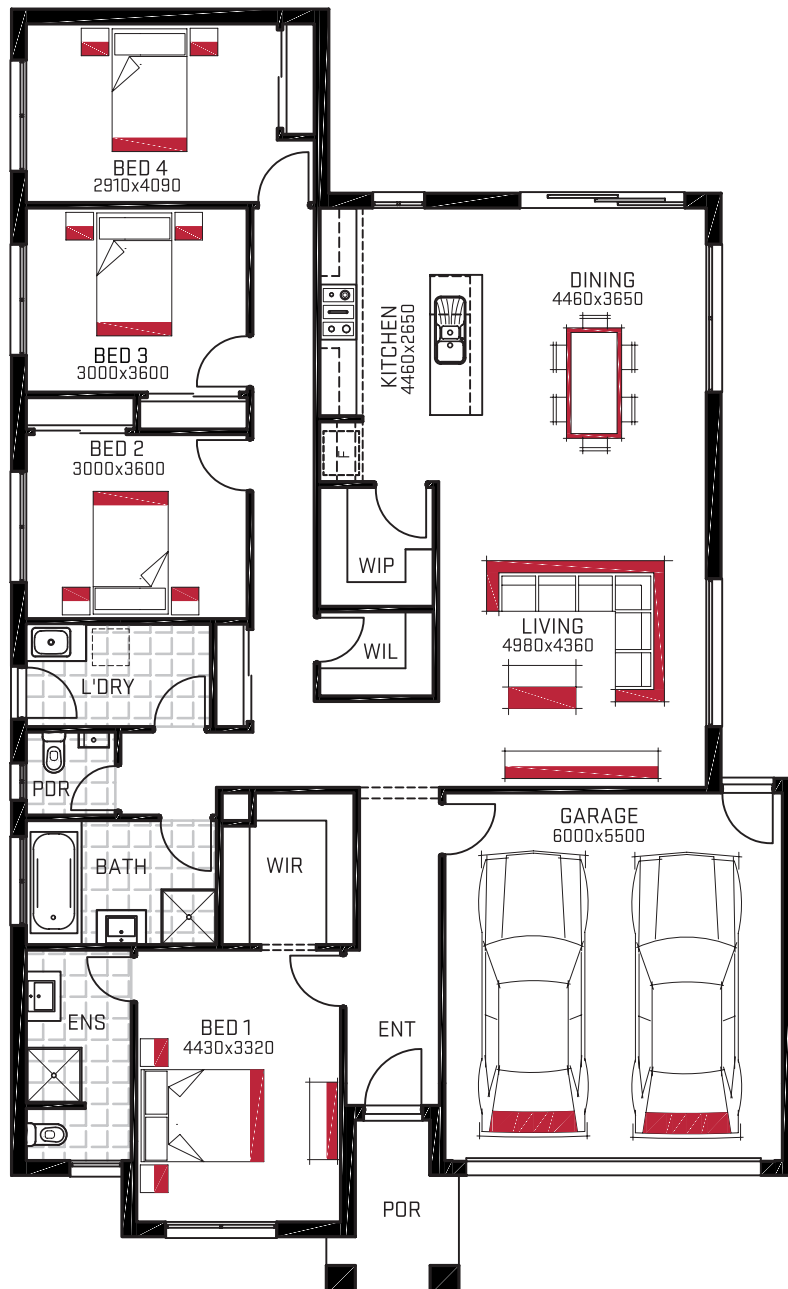
This clever design separates the sleeping zones and entertaining areas which is ideal for the growing family. The “smarts” exist in the nuances of this design with a continual flow that speaks of something more at every turn, leading to a living space of majestic breadth and a large semi enclosed high quality kitchen that proudly adjoins upon it.



# Charlotte 1423

 4  2  2  14.0m

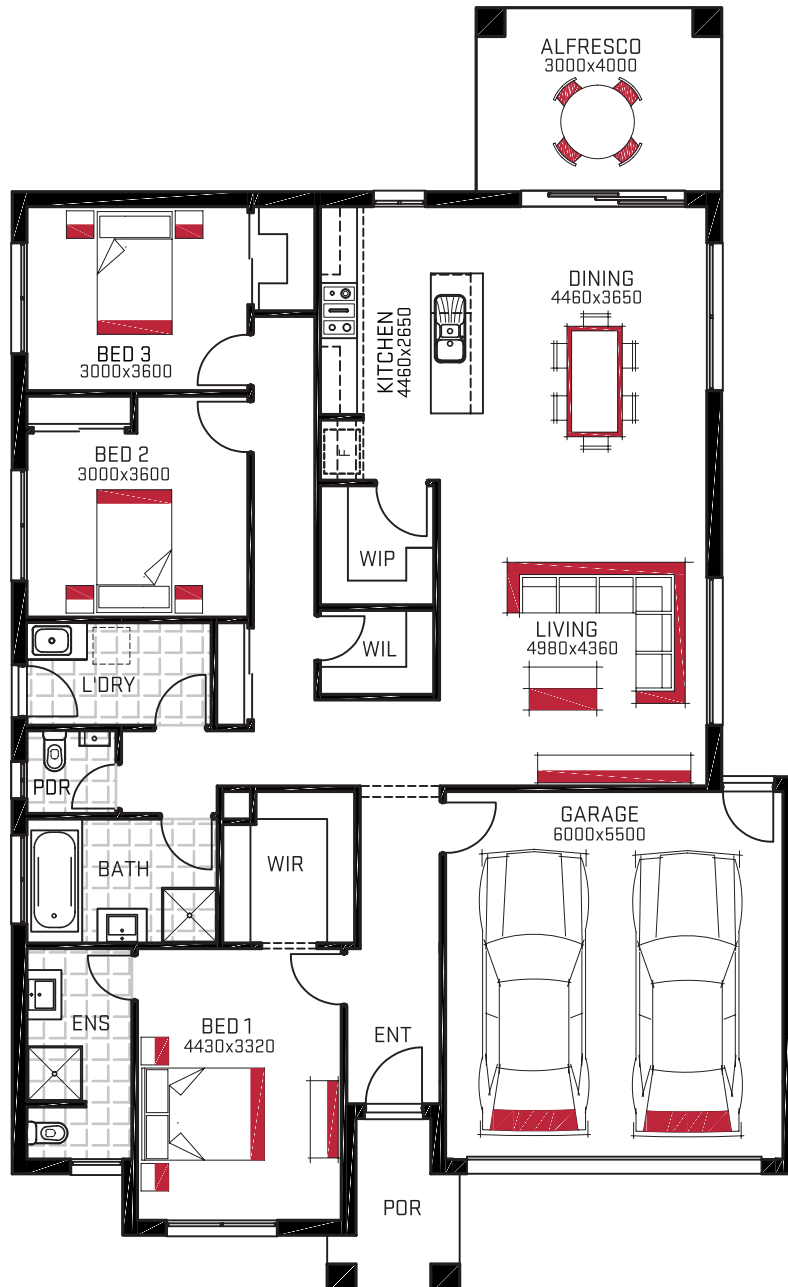
This clever design separates the sleeping zones and entertaining areas which is ideal for the growing family. The “smarts” exist in the nuances of this design with a continual flow that speaks of something more at every turn, leading to a living space of majestic breadth and a large semi enclosed high quality kitchen that proudly adjoins upon it.



# Charlotte 1423A

 3  2  2  14.0m

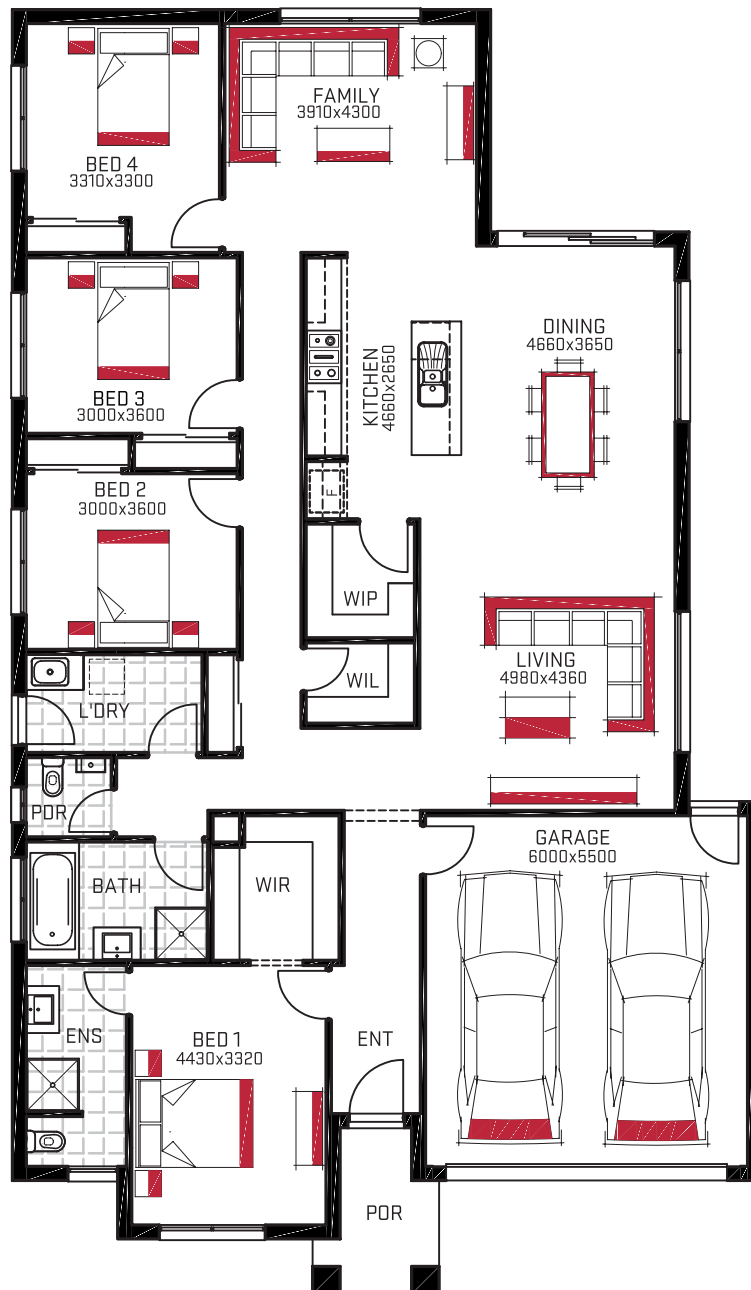
This 3 bedroom home with separate living zone, plus alfresco, that join effortlessly with each other, yet allow a privacy that's not disconnected. The "smarts" exist in the nuances of this design with a continual flow that speaks of something more at every turn, leading to a living space of majestic breadth and a large semi enclosed high quality kitchen that proudly adjoins upon it.



# Charlotte 1425

 4  2  2  14.0m

This 4 bedroom home with 2 separate living zones join effortlessly with each other, yet allow a privacy that's not disconnected. The "smarts" exist in the nuances of this design with a continual flow that speaks of something more at every turn, leading to a living space of majestic breadth and a large semi enclosed high quality kitchen that proudly adjoins upon it.



 4
  2
  2
  14.0m

**ALFRESCO**  
3800x3390

**FAMILY**  
3910x4300

**DINING**  
4620x3650

**LIVING**  
4980x4360

**GARAGE**  
6000x5500

**ENT**

**WIP**

**WIL**

**KIT**

**ENS**

**BATH**

**PDR**

**L'DRY**

**BED 1**  
4430x3220

**BED 2**  
3000x3600

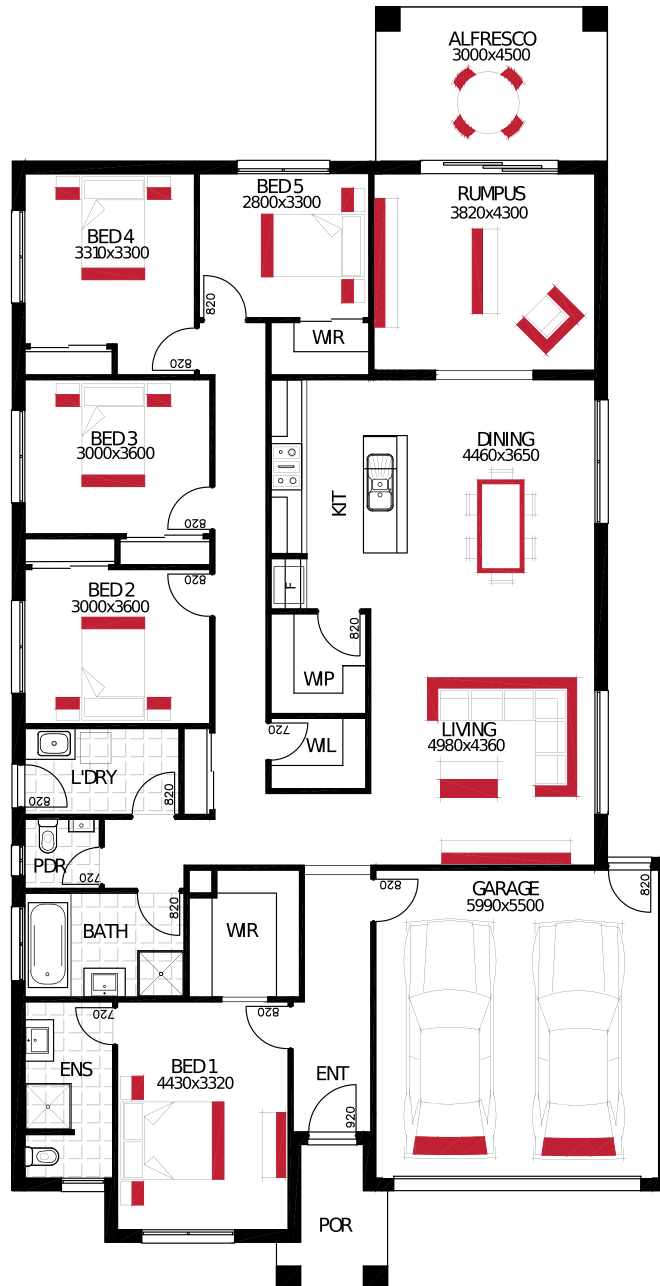
**BED 3**  
3000x3600

**BED 4**  
3910x3300

# Charlotte 1428A

 4  2  2  14.0m

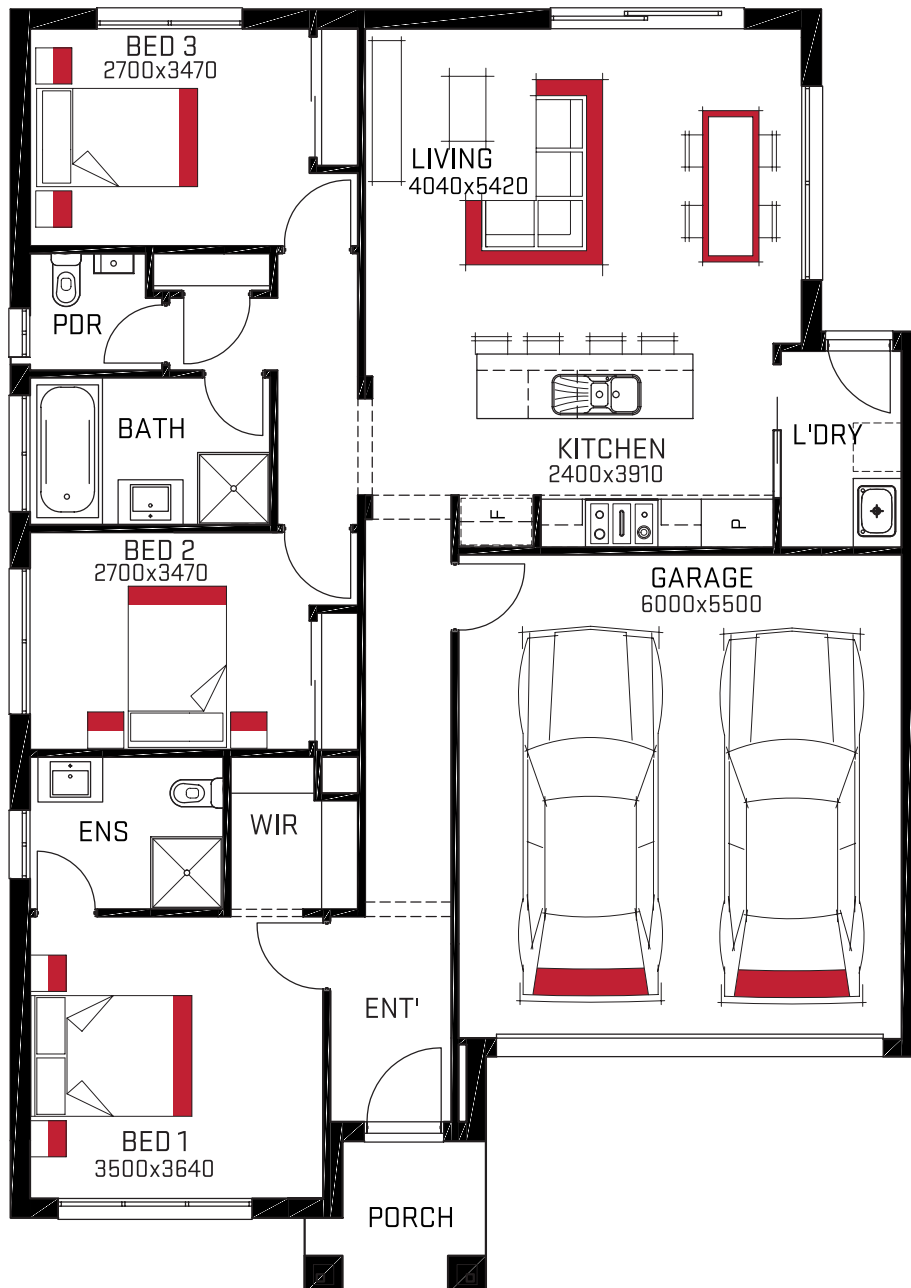
This 4 bedroom home with 2 separate living zones & alfresco join effortlessly with each other, yet allow a privacy that's not disconnected. The "smarts" exist in the nuances of this design with a continual flow that speaks of something more at every turn, leading to a living space of majestic breadth and a large semi enclosed high quality kitchen that proudly adjoins upon it.



# Elixir 1217

 3  2  2  12.5m

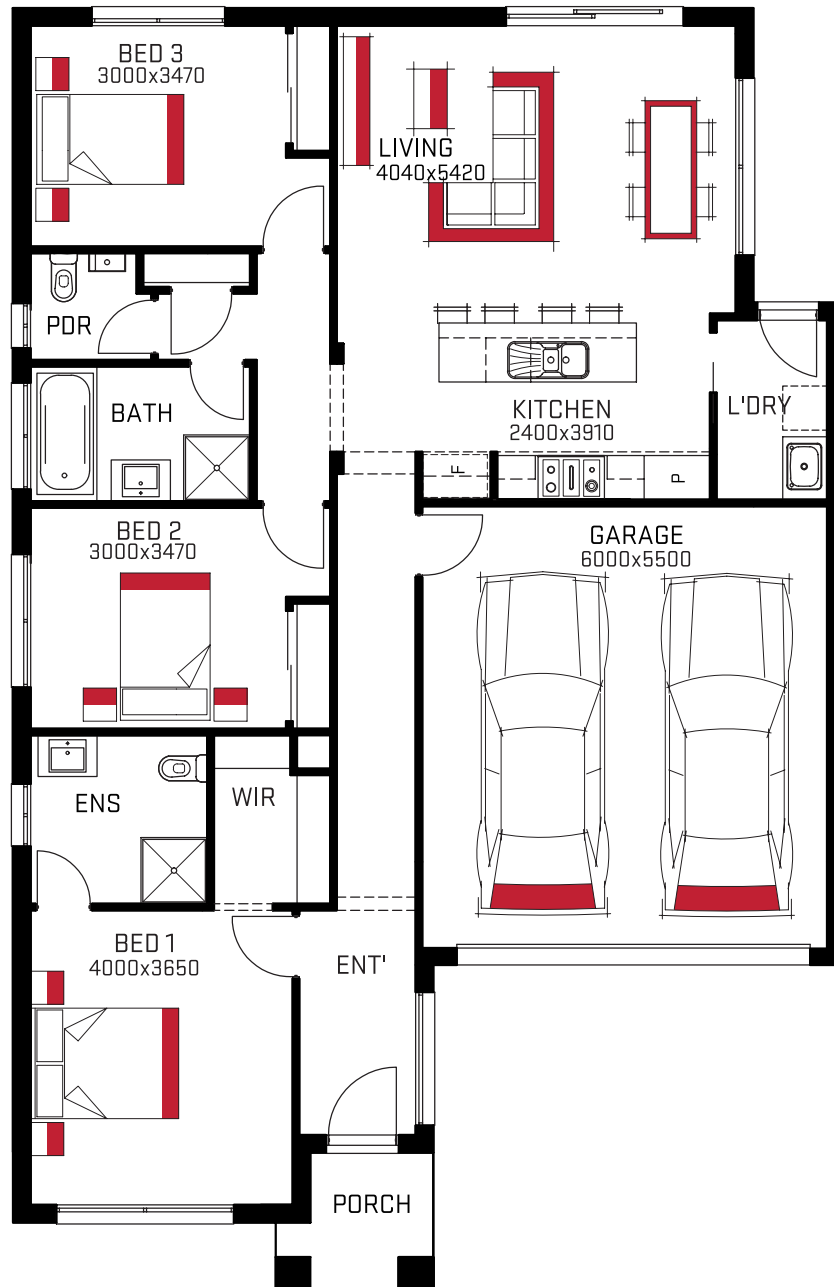
Designed with the busy family in mind, the Elixir will impress from the moment you step inside. Discover a smart layout with a spacious master suite to the front of the home and two further bedrooms in a dedicated sleep wing with a private hallway. Perfect for entertaining and family time, the large integrated kitchen and living hub is abundant with natural light and sense of space.



# Elixir 1218

 3  2  2  12.5m

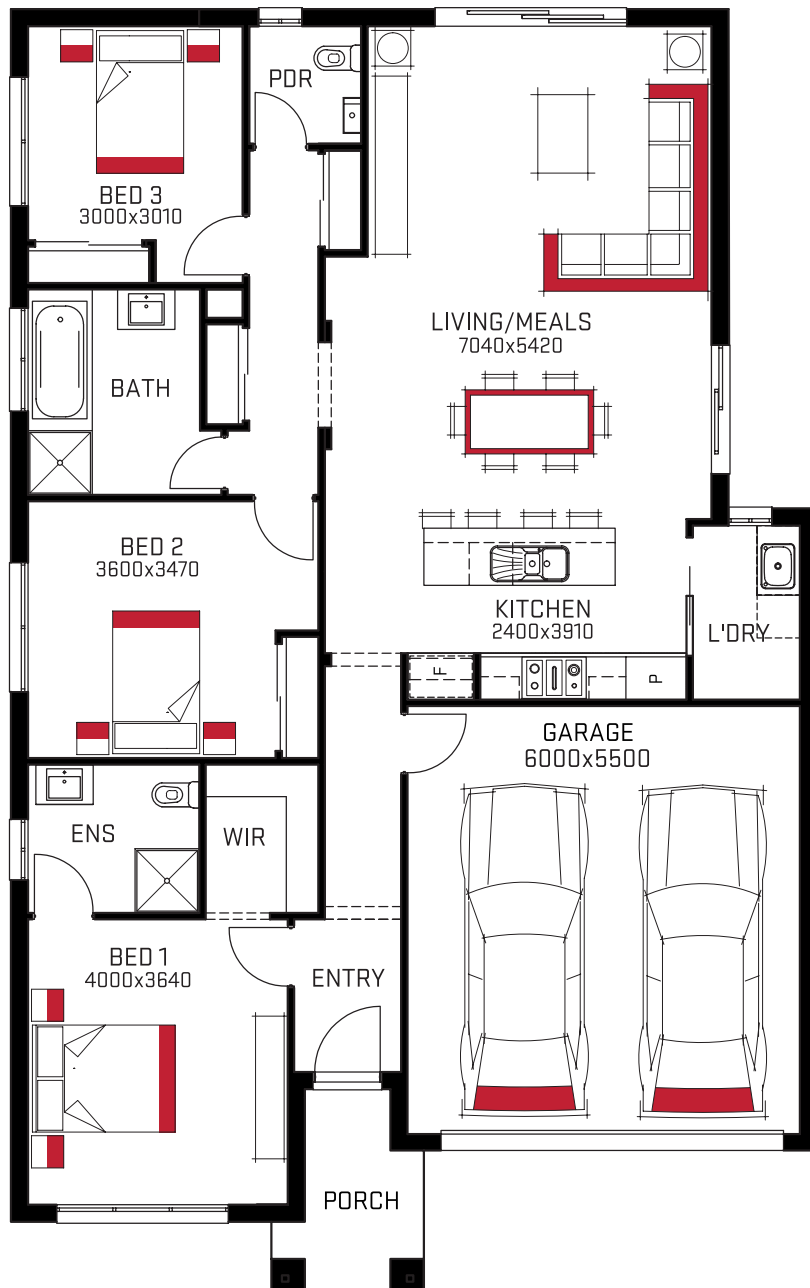
Designed with the busy family in mind, the Elixir will impress from the moment you step inside. Discover a smart layout with a spacious master suite to the front of the home and two further bedrooms in a dedicated sleep wing with a private hallway. Perfect for entertaining and family time, the large integrated kitchen and living hub is abundant with natural light and sense of space.



# Endeavour 1219

 3  2  2  12.5m

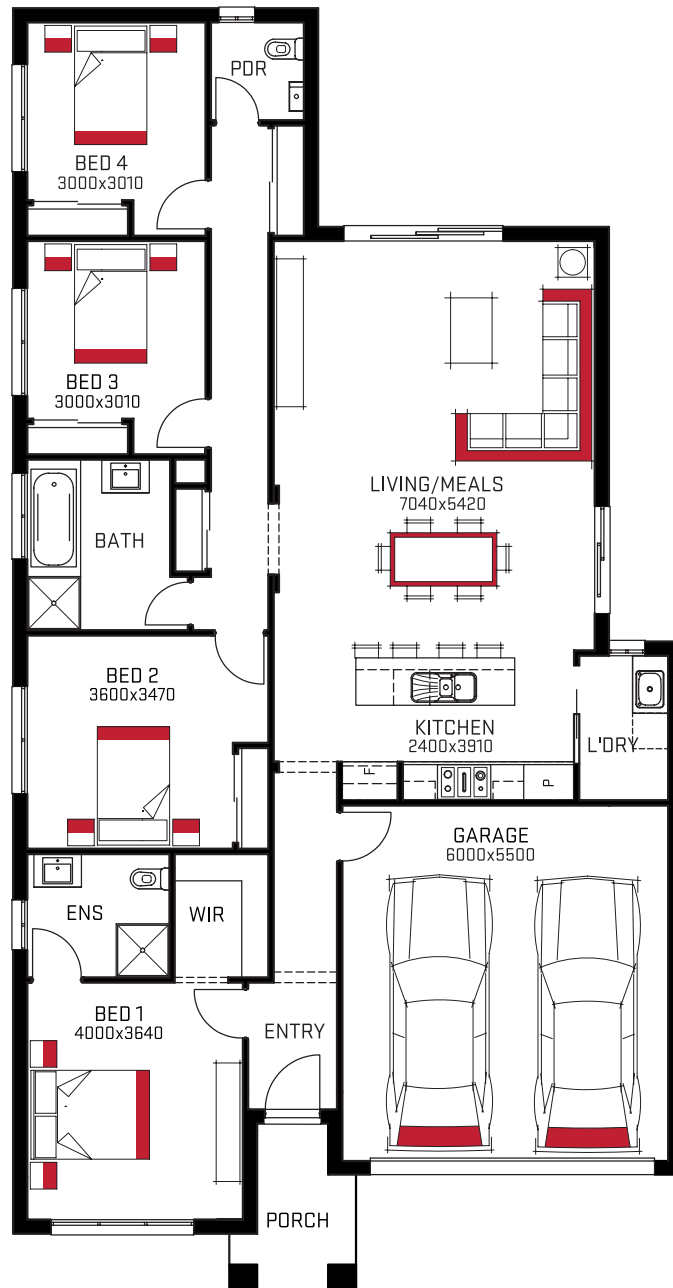
That moment you realise this contemporary 3-bedroom home with an expansive open living space and adjoining custom kitchen will fit on your block! This intelligent design has a laundry you access off the living zone but separate from it freeing up any congestion to the dormitory amenity. With an ensuite to the master bedroom, a separate powder & bathroom, respect for your privacy is paramount, that's class. Impressed? Sure.



# Endeavour 1221

 4  2  2  12.5m

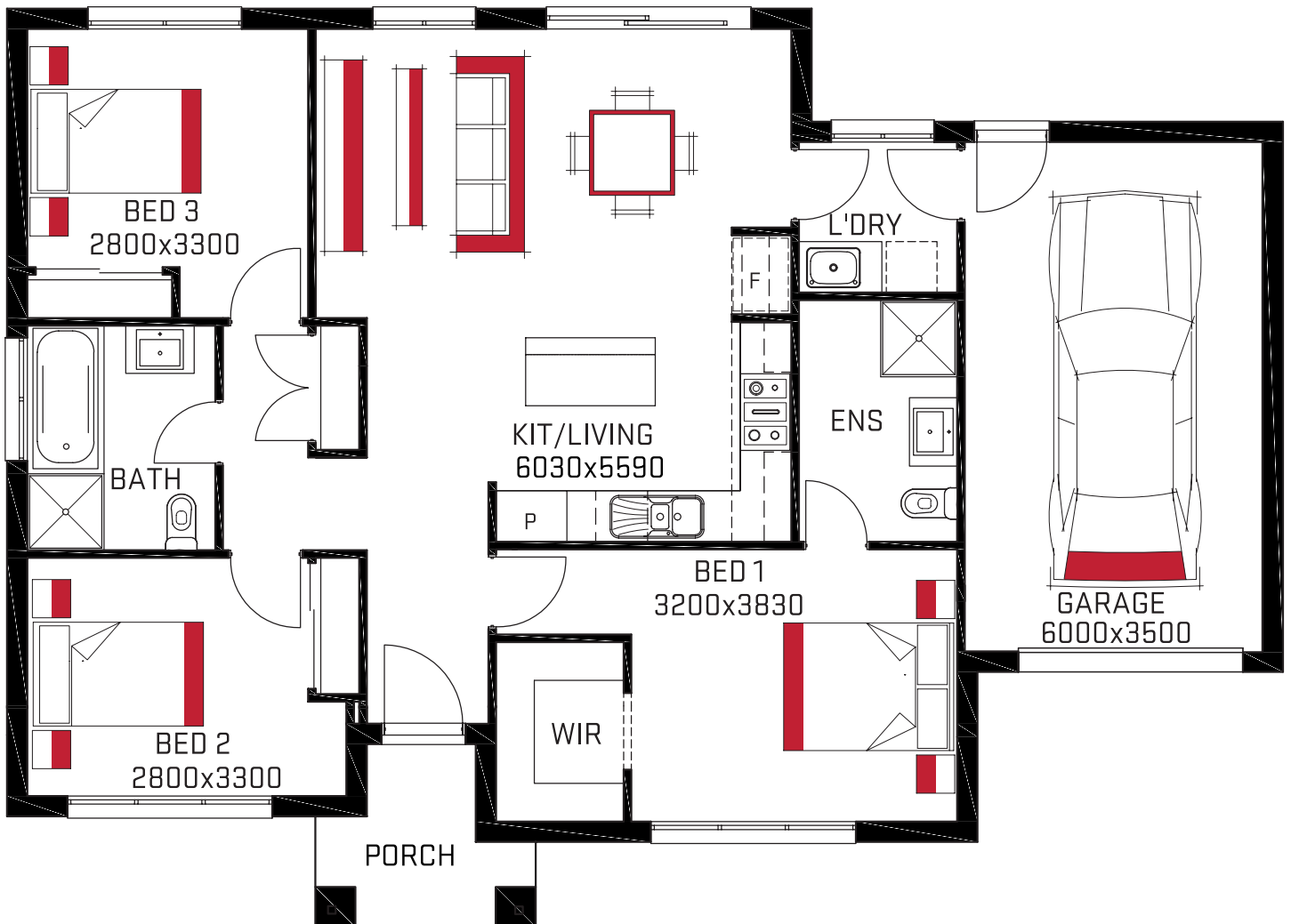
That moment you realise this contemporary 4-bedroom home with an expansive open living space and adjoining custom kitchen will fit on your block! This intelligent design has a laundry you access off the living zone but separate from it freeing up any congestion to the dormitory amenity. With an ensuite to the master bedroom, a separate powder & bathroom, respect for your privacy is paramount, that's class. Impressed? Sure.



# Hambleton 1614

 3  2  1  16.0m

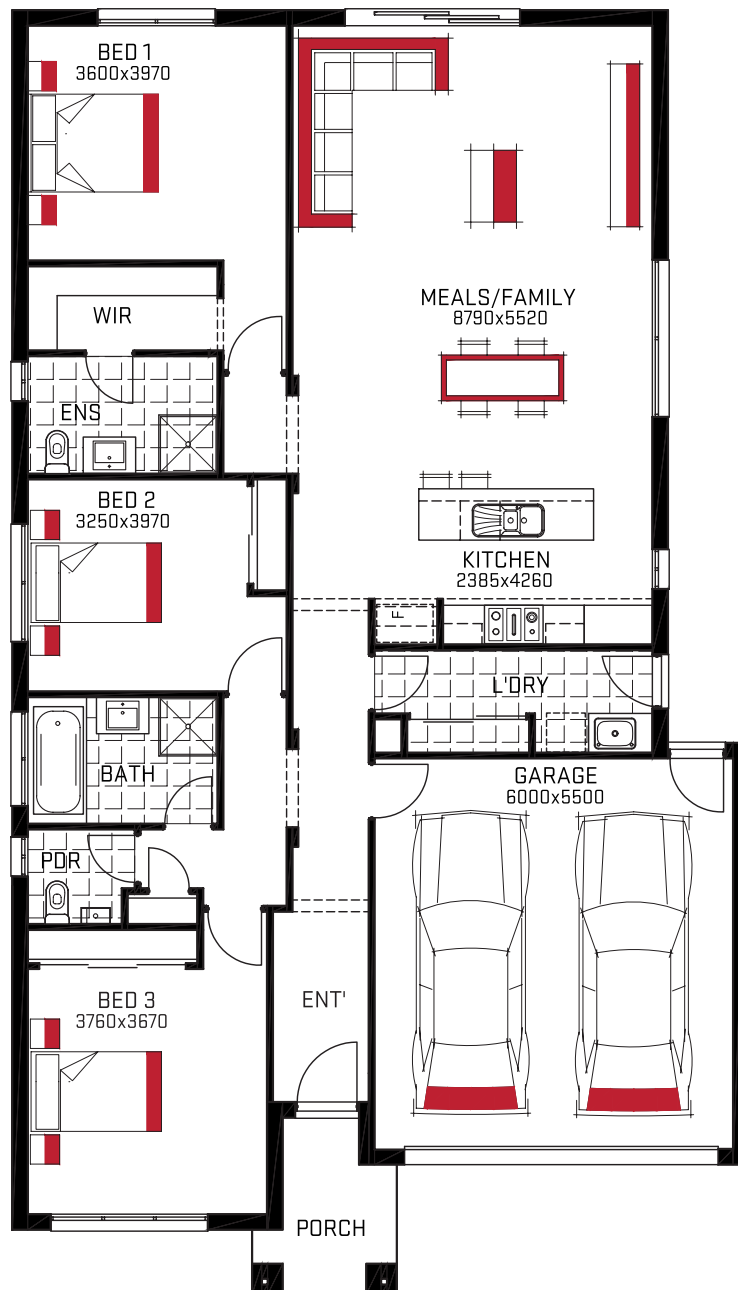
Designed with the busy family in mind, the Hambleton will impress from the moment you step inside. Discover a smart layout with a spacious master suite to the front of the home and two further bedrooms in a dedicated sleep wing with a private hallway. Perfect for entertaining and family time, the large integrated kitchen and living hub is abundant with natural light and sense of space.



# Mayflower 1221

 3  2  2  12.5m

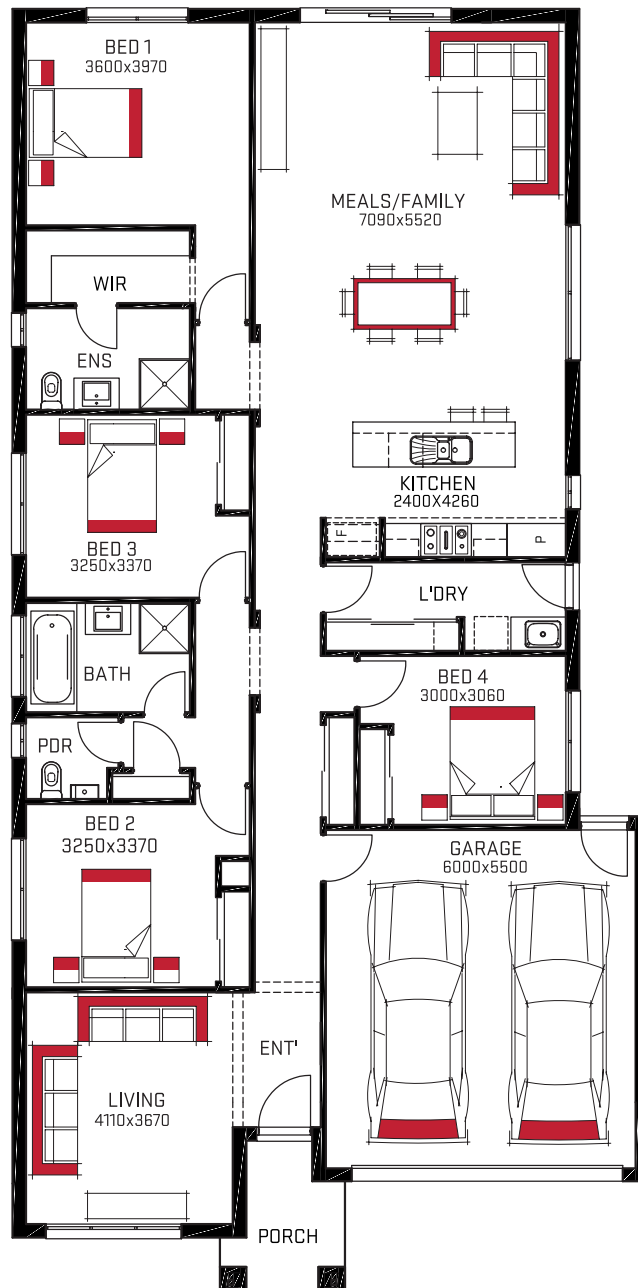
This modern designed home with a flowing hallway provides a warm welcome with the open plan living areas spread across the rear section, 3 spacious bedrooms, separate powder room and plentiful storage. With all the attention to detail you just cannot help but be impressed by this well thought out design.



# Mayflower 1224

 4  2  2  12.5m

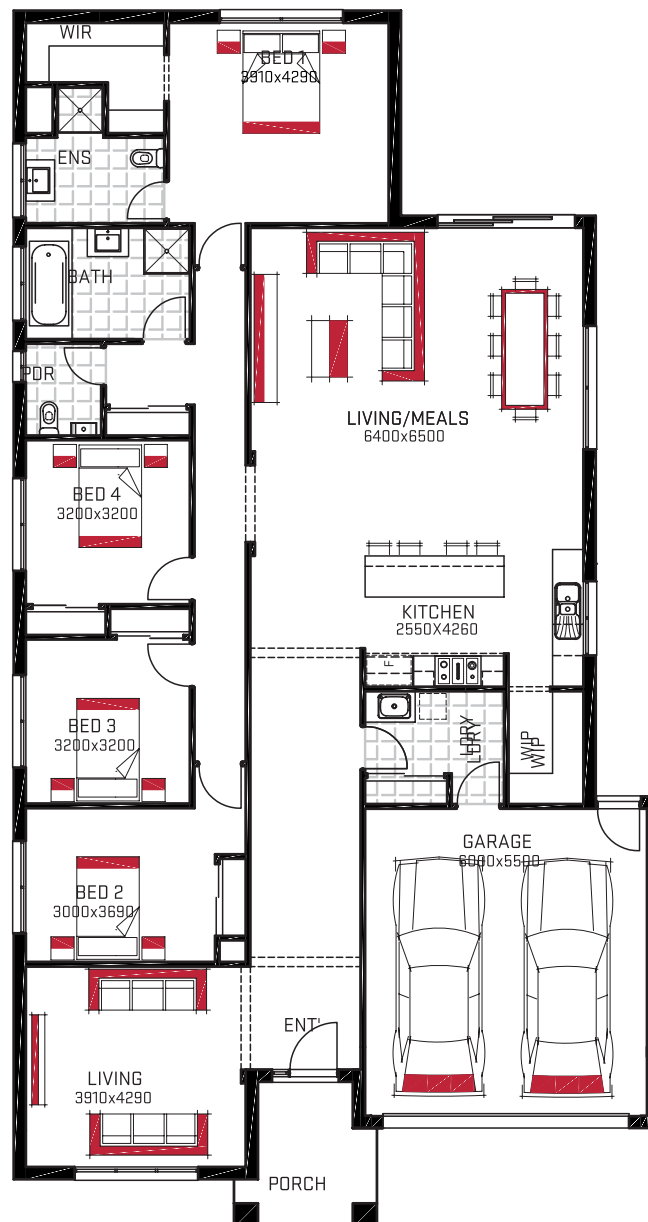
The Mayflower instantly commands attention with a striking street presence. With a private master suite towards the rear of the home and the kids' bedrooms contained in a dedicated sleep zone, this home is family friendly in so many ways. Multiple living spaces are perfect for entertaining while the thoughtful lay out oozes connectivity and practicality.



# Pegasus 1427

 4
  2
  2
  14.0m

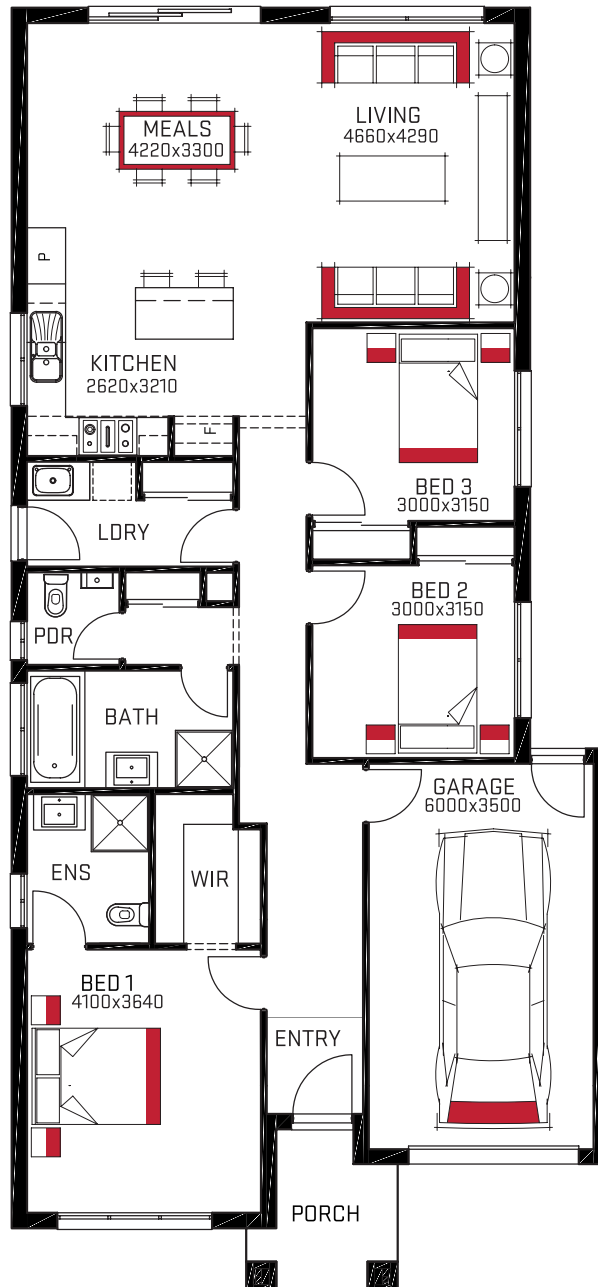
The Pegasus has a family friendly glow that will melt hearts from the getgo. With three zoned living spaces and an integrated study nook, this home more than caters for the busyness of life, family and entertaining. The master suite to the rear of the home provides a peaceful oasis, away from the living hub, while still connected to the children's wing for peace of mind.



# Rover 1017

 3  2  1  10.5m

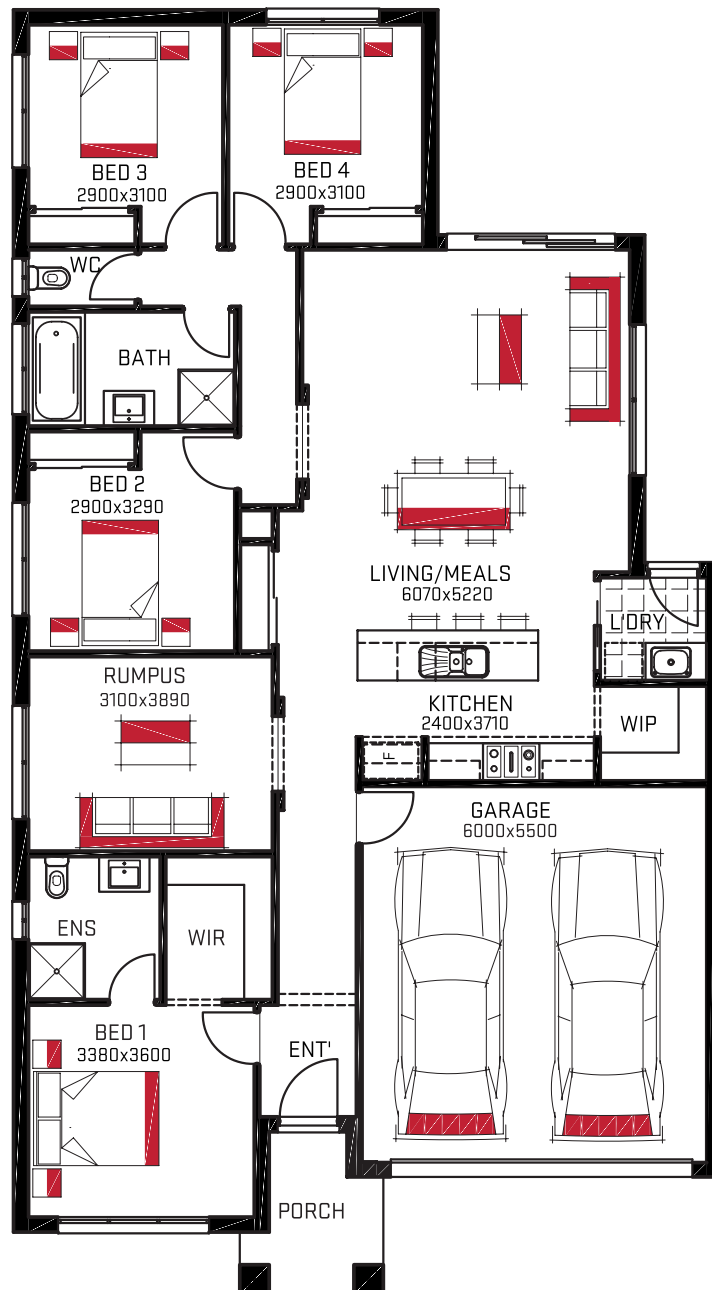
With a town house feel, the long hallway links all bedrooms and amenity before opening onto a stylish designed kitchen and generous open plan living teeming with natural light. Amenity is the catch cry in this little beauty, with ample storage and powder room included, the ideal smaller family home that punches well above its weight.



# Rochford 1221

 4  2  2  12.5m

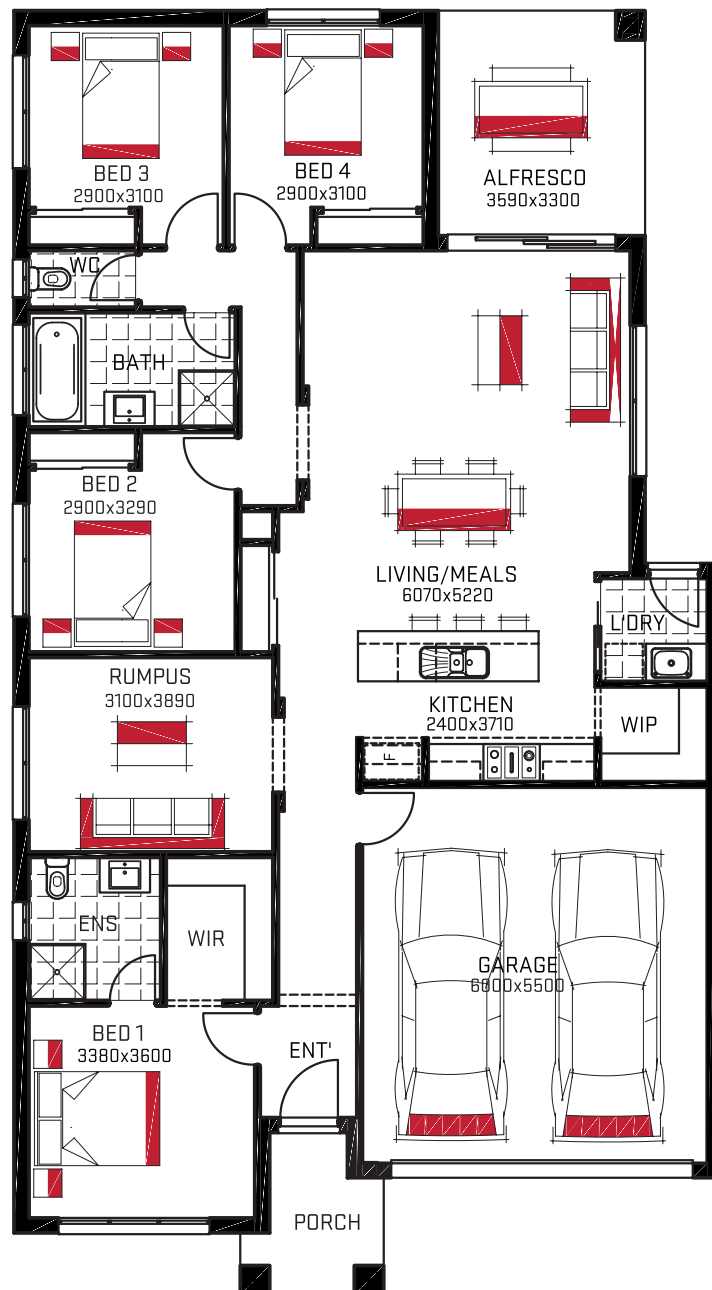
The Rochford is the epitome of peaceful privacy. The energy flows through the entrance where the master bedroom containing a very generous walk-in-robe and ensuite which is bordered by a large rumpus. The entrance hallway melts into a sun-drenched open plan living area where all the lively hustle and bustle of everyday life bubbles about – with everything you need centralised within the home and two separate living areas, family entertainment has never been so easy.



# Rochford 1223A

 4  2  2  12.5m

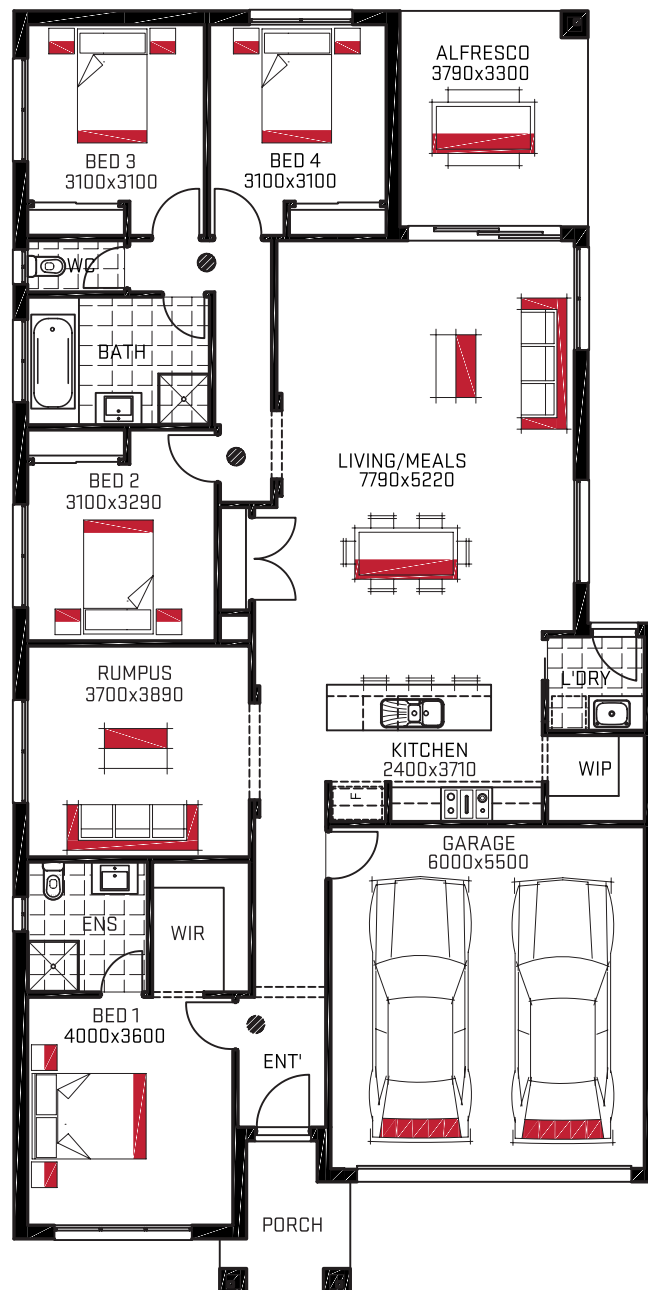
Step inside the Rochford and discover a contemporary home well equipped to cater for the busyness of family life. Four bedrooms and two living spaces, including a central rumpus, invite a lovely sense of space to stretch out. While the central living hub, with gourmet chef kitchen, walk in pantry and integrated living/meals/alfresco zone, creates the perfect place to connect with family and friends.



# Rochford 1225A

 4  2  2  12.5m

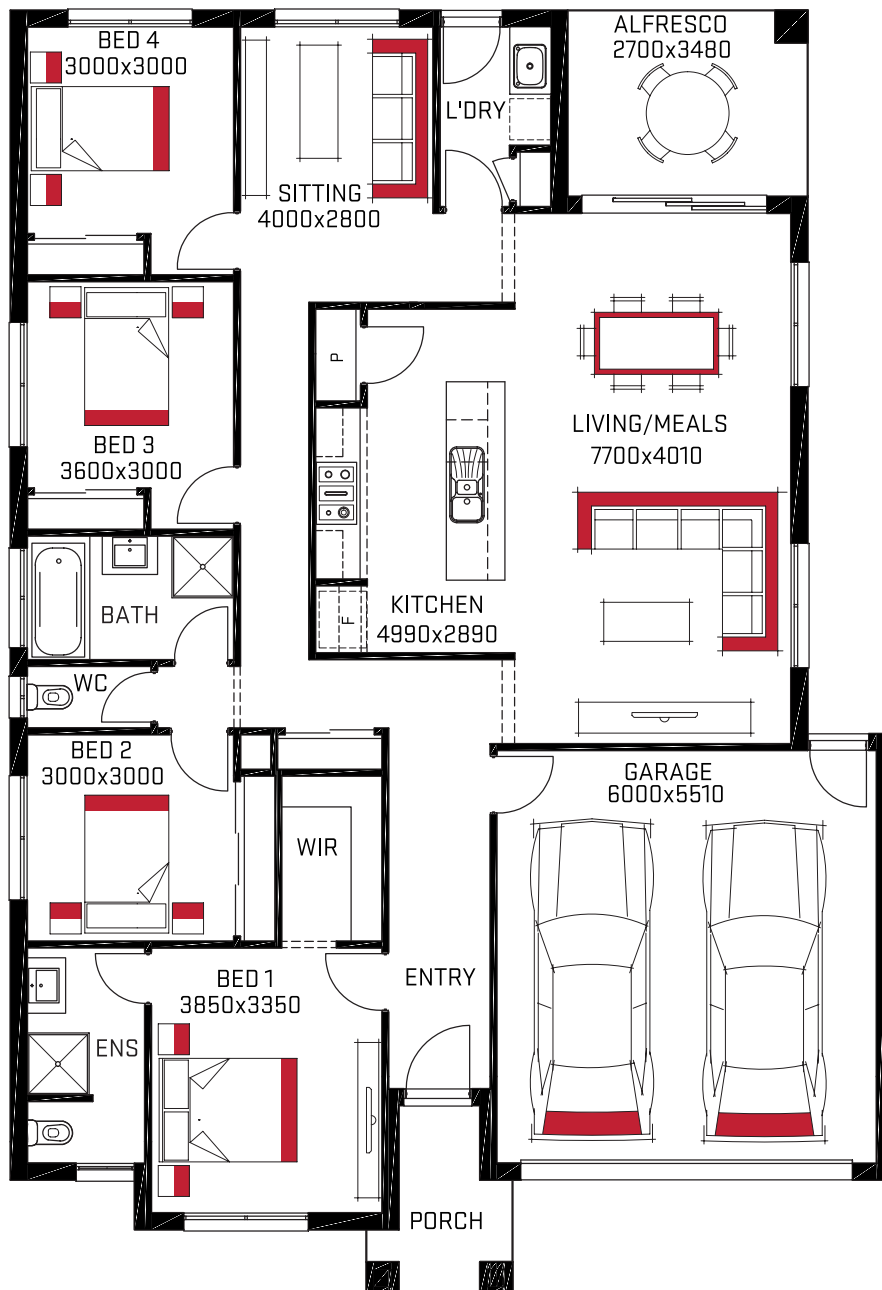
Step inside the Rochford and discover a contemporary home well equipped to cater for the busyness of family life. Four bedrooms and two living spaces, including a central rumpus, invite a lovely sense of space to stretch out. While the central living hub, with gourmet chef kitchen, walk in pantry and integrated living/meals/alfresco zone, creates the perfect place to connect with family and friends.



# Thornbury 1422

 4
  2
  2
  14.0m

This larger 4 bedroom home with 2 separate living zones & alfresco join effortlessly with each other, yet allow a privacy that's not disconnected. The "smarts" exist in the nuances of this design with a continual flow that speaks of something more at every turn, leading to a living space of majestic breadth and a large semi enclosed high quality kitchen that proudly adjoins upon it.



Your dream.  
Our commitment.

# PRICE PAUSE



A price guarantee  
that is future proof

We value our customers. Order a new  
Harmac Home and we will reward you by  
pausing all price rises, for up to 12 months.

**Build with confidence.**  
**Your future is assured.**

T&C's apply, please visit our website for more information.



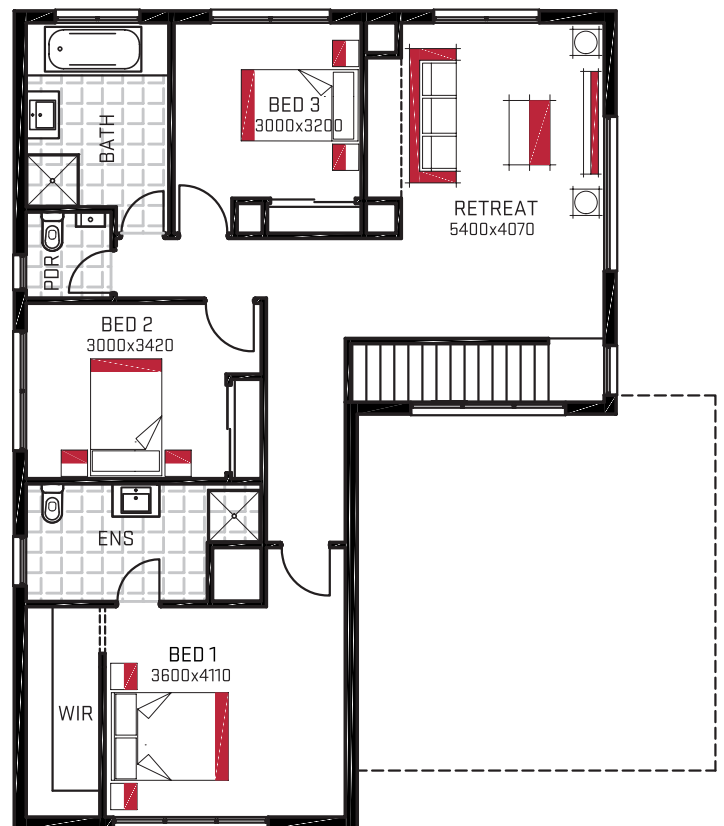
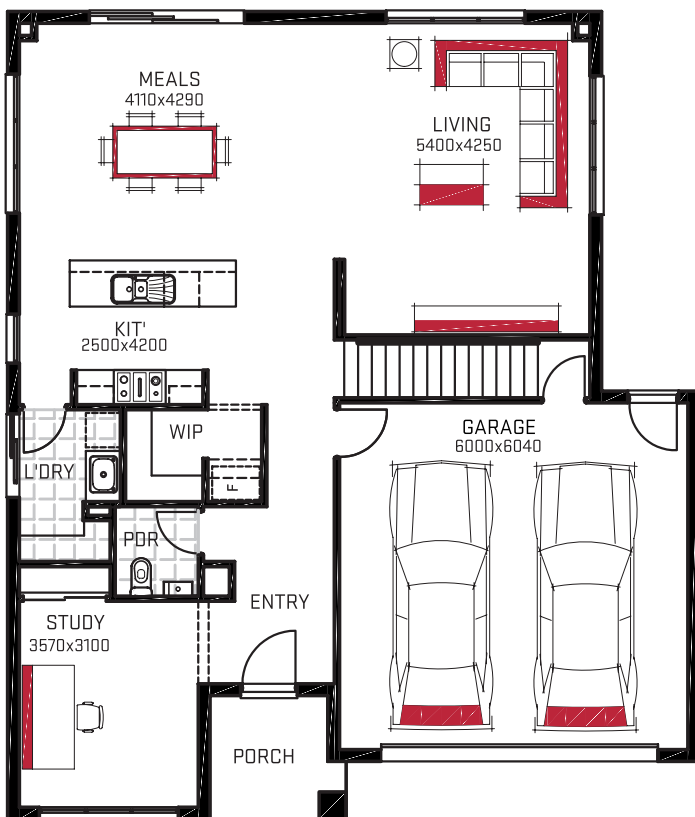
Find out why we're different.

[harmachomes.com.au](https://harmachomes.com.au)

# Gemini 1429

 3  2  2  14.0m

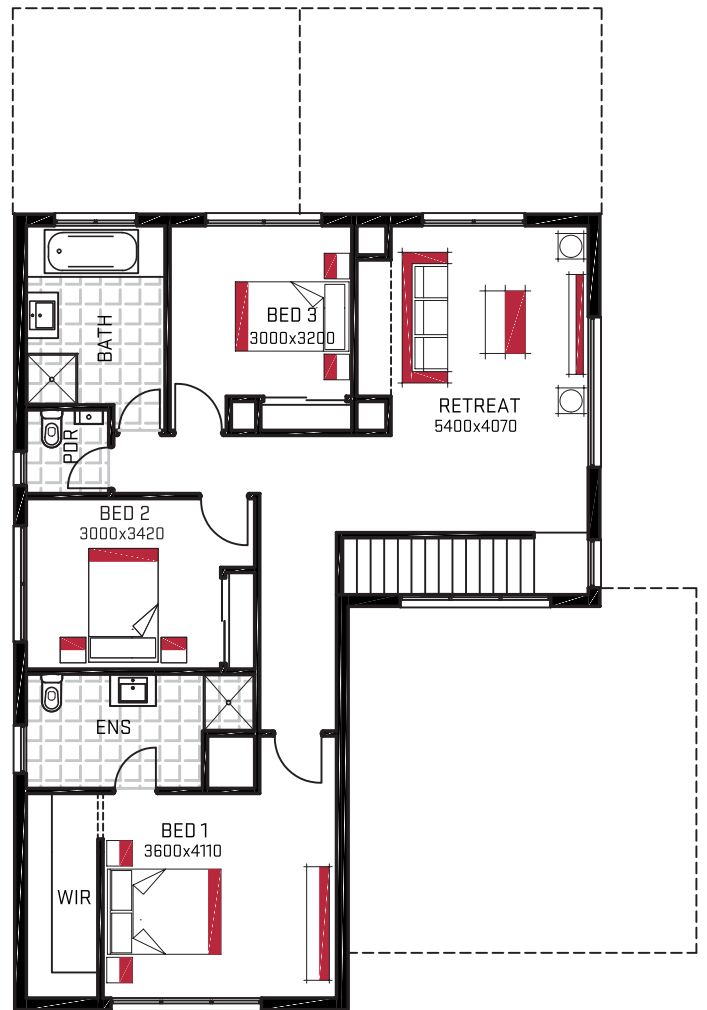
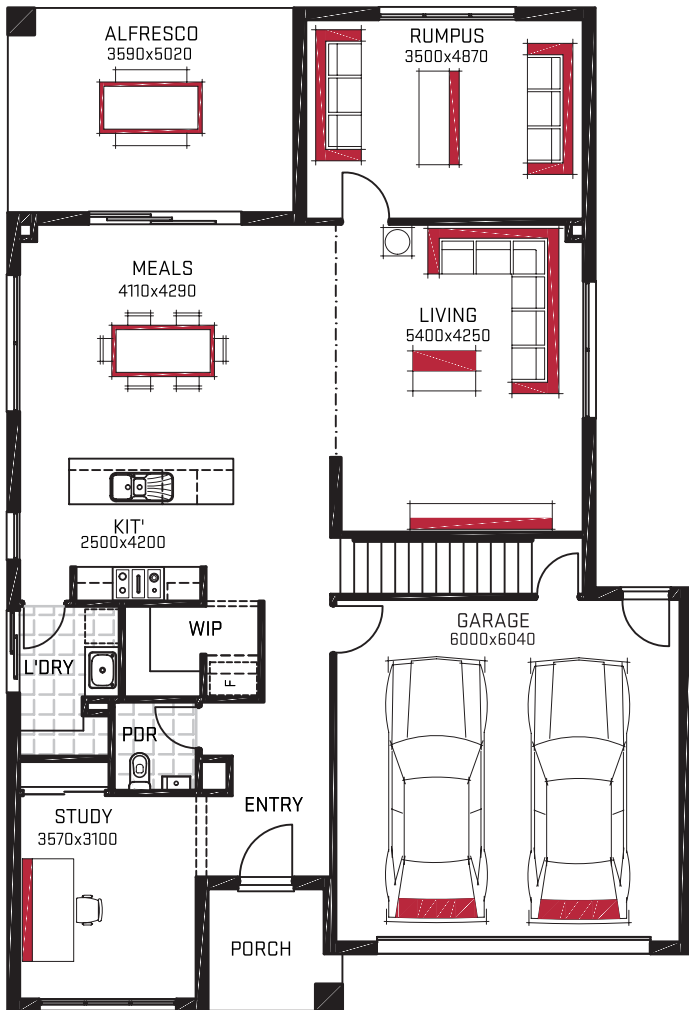
The Gemini double storey home effortlessly caters for the needs of busy families. The downstairs zone with its integrated living hub, combining the kitchen, living, meals, rumpus and alfresco, plus separate study is designed for entertaining and family time. While the sleep wing on the second floor, with additional living space exudes an aura of peace and tranquillity. The Gemini will definitely be a crowd pleaser.



# Gemini 1433A

 3  2.5  2  14.0m

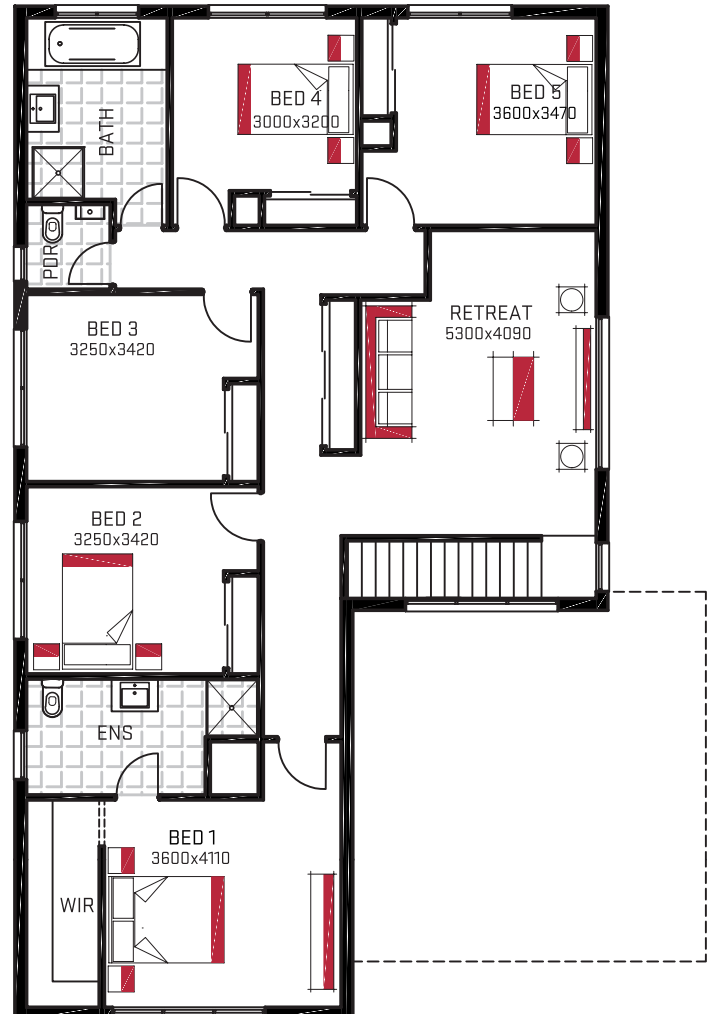
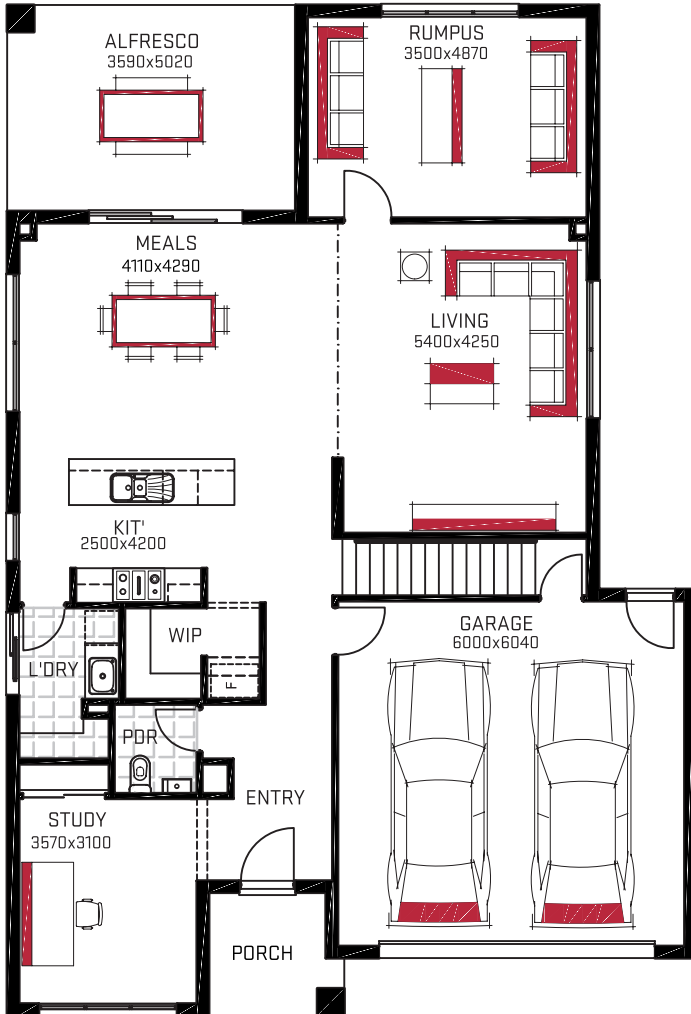
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# Gemini 1437A

 5  2.5  2  14.0m

The Gemini double storey home effortlessly caters for the needs of busy families. The downstairs zone with its integrated living hub, combining the kitchen, living, meals, rumpus and alfresco, plus separate study is designed for entertaining and family time. While the sleep wing on the second floor, with additional living space exudes an aura of peace and tranquility. The Gemini will definitely be a crowd pleaser.





At Harmac Homes, everything  
we do is defined by doing things

# *the* **h a r m a c** *way*

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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.**

# the harmac way

## \$40k of Standard Inclusions

With every Harmac Homes build, you receive up to \$40,000\* worth of added extras as standard at no extra cost. H Class slab, colour-through driveway, floor coverings, stone benchtops, high ceilings, dishwasher and downlights and much, much more.

## 3-Week Fast Track Contract\*

While other builders can take up to three months to organise a build contract, at Harmac Homes you can have your build contract in as little as three weeks and on-site in as little as six weeks! Get to site sooner and start enjoying the home you've always dreamed of.

\*Terms and Conditions Apply, please refer to our website.

## Unique Colour Selection

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

## 25 Year Structural Guarantee

Building your brand new home with Harmac Homes gives 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.

## Price Pause\*

Feel financially safe and secure with the Harmac Homes Price Pause. Once you have found the perfect floorplan to suit your family and lifestyle, you can place a holding deposit to make sure you freeze your build price for up to 12 months.

\*Terms and Conditions Apply, please refer to our website.

## 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.

## Simple & Efficient Process from Finance to Completion.

Smart design ideas, outstanding value and an uncompromised commitment to quality – coupled with our personalised service – is at the heart of every home we build.



**1** Secure your finance



**2** Choose House & Land solution



**3** Select your style theme



**4** The building journey



**5** Enjoy your new home

Even after your new home is built with Harmac Homes, we will continue to be there for you long after you've moved in.



[harmachomes.com.au](http://harmachomes.com.au)