



# COMPLETE TURNKEY



**HARRLEX**  
PROPERTY GROUP







# ABOUT ME



## MICHAEL SOKOLOWSKI

NEW HOME SPECIALIST

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My name is **Michael**. With over 16 years of experience in the new home and land industry, I bring a deep understanding of the property market and a proven track record of success. Throughout my career, I've helped countless clients secure the perfect home or investment, whether it's through selling land in major estates or guiding buyers through the new home process from start to finish.

Known for being approachable, professional, and results driven, I pride myself on making the building journey smooth, transparent, and enjoyable. My extensive industry knowledge, strong builder relationships, and commitment to client satisfaction have contributed to the successful builds of a significant number of homes across Victoria for many people over the last 16 years.

I work with a boutique building company called **Harrlex Property Group**. With access to a wide network of reputable builders, allowing us to offer you a broad range of options tailored to suit different budgets and requirements. This unique structure enables us to service a vast area across Victoria, from Albury to Gippsland, Echuca and Moama, Central Victoria, all throughout the Melbourne Metro region, Geelong and the Bellarine Peninsula, and all the way down to Warrnambool. No matter where your clients are looking to build, we have the capability and resources to support them with a high level of flexibility and professionalism.





# Harlowe

BENDIGO

## LOT 801 ANAHEIM AVENUE, HUNTLY

Harlowe is shaped by the peace and quiet of nature. Not only will the community feature tranquil local parks, Harlowe is framed by established and future native bushland, reserves and wetlands

Greater Bendigo is at your doorstep. By foot or by bike, discover State Forests, O'Keefe Rail Trail, Bendigo Creek Trail, The Goldfields Track, Heritage Walk and several Regional Parks.



## AMAZING LOCATION







**HARRLEX**  
PROPERTY GROUP



EARNSHAW FACADE

# COMPLETE TURNKEY

**LIFETIME STRUCTURAL GUARANTEE**

**FIXED PRICE \$622,850**

HOUSE PRICE \$357,850

LAND PRICE - 476.62M2 \$265,000

## Harlowe

LOT 801 ANAHEIM AVENUE  
HUNTLY, VIC, 3551

### Quinton 19

4 1 2 2

Plan Size<sup>(min)</sup> 9.31m x 23.39m  
Minimum Lot Size<sup>(min)</sup> 10.5m x 25m

#### Room Sizes

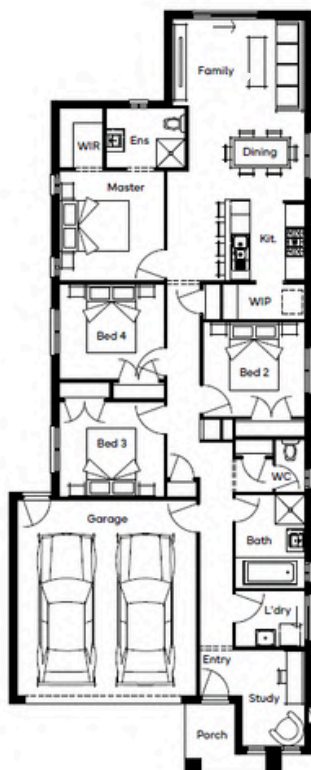
|                |             |
|----------------|-------------|
| Master Bedroom | 3380 x 3230 |
| Bedroom 2      | 2900 x 3120 |
| Bedroom 3      | 2920 x 5500 |
| Bedroom 4      | 2920 x 3230 |
| Family         | 3070 x 4070 |
| Dining         | 2500 x 3580 |
| Kitchen        | 2480 x 3210 |
| Study          | 2970 x 1910 |
| Garage         | 6840 x 3500 |

#### Specifications

|              |                      |         |
|--------------|----------------------|---------|
| Ground Floor | 146.42m <sup>2</sup> | 15.76sq |
| Porch        | 4.14m <sup>2</sup>   | 0.45sq  |
| Garage       | 36.07m <sup>2</sup>  | 3.88sq  |
| Total        | 186.63m <sup>2</sup> | 20.09sq |

#### Structural Options

+ Rumpus



### SOME OF THE AMAZING FEATURES

FULLY FIXED contract including Site Costs & Rock Removal

Brick veneer finish to the entire home with Brick infills over windows

A choice of 5 Standard Facades and pre-selected colour schemes

Colour through concrete Driveway and porch (up to 36m2)

Colour through concrete full perimeter path around the entire home

2590mm (8.5ft) ceilings throughout the home

2 x Split Systems to Living (7kw) and Bed 1 (2.5kw) or Evaporative cooling

with Gas ducted heating to the balance of the home

900mm Stainless steel Cooktop, Oven & 600mm dishwasher

Overhead cabinetry to Kitchen including refrigerator space

20mm stone to Kitchen, Ensuite and Bathroom areas

Roller blinds to all windows and sliding doors

Carpet and Laminate timbergrain flooring throughout

2 x Garage remotes for easy remote access

LED Downlights through Living areas and Bedrooms

Tiled shower bases and built in niches to all showers

Bushfire Attack 12.5 if required

Clothesline and Letterbox included

7 star energy rating & Solar PV System

Front and rear landscaping including instant turf and watering systems

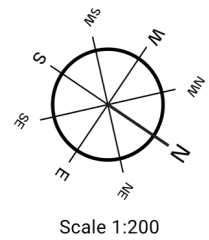
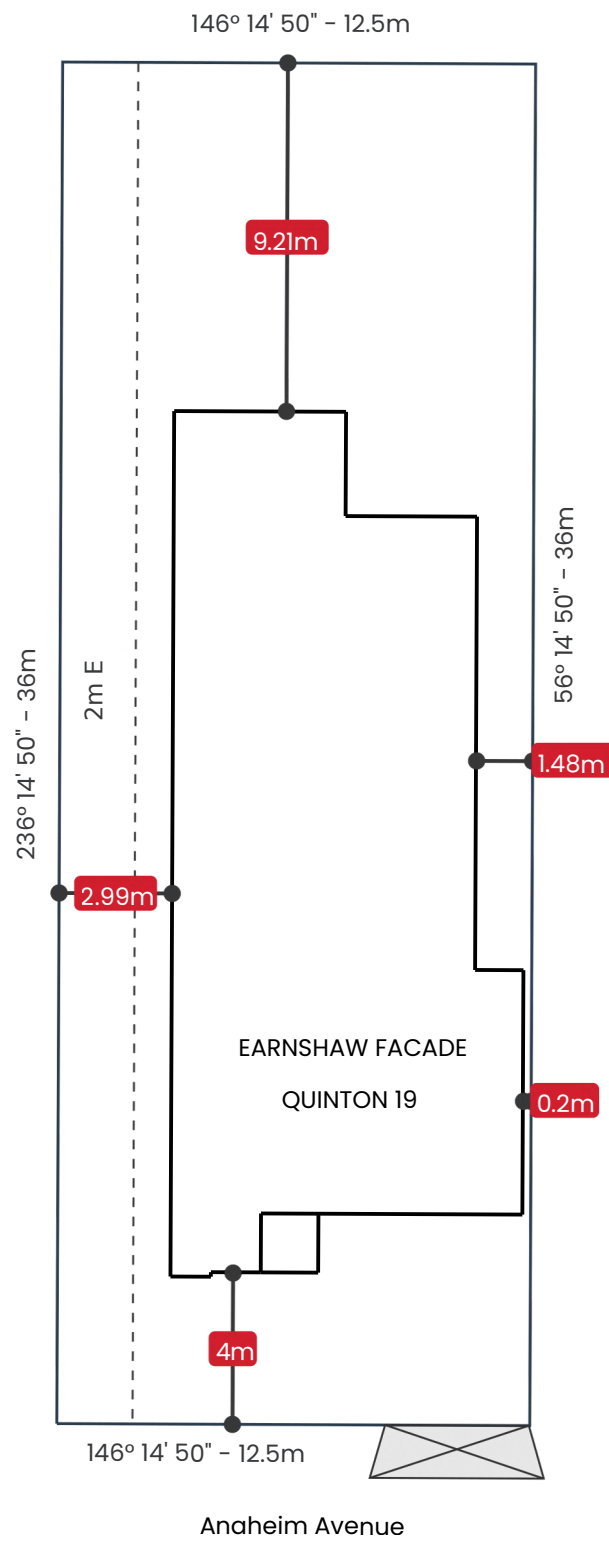
Full share fencing to all boundaries including wing fences & gate

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Price may not reflect images used including and not limited to such as external lighting, landscaping and fencing. Accordingly, any prices in this flyer do not include the supply of any of those items. Fencing allowance to include full share only and landscaping package Option 1. \*Home and Land Package price correct at time of printing and subject to change. Package price does not include telephone service, stamp duty on land, legal fees and conveyancing costs including titles and property report. Floor plan is representation of facade depicted unless otherwise stated. See your Harrlex Property Group consultant for full details of standard inclusions. Land supplied by developer. Land prices and availability are subject to change. All home & land packages are subject to developer approval. Additional site costs may apply if site survey and soil tests indicate any variances between original engineering provide at the time of the package.



**Note:** This is a preliminary siting; its accuracy is subject to additional verification, final survey, further measurements, developer approval, state and council requirements if required.







# STANDARD INCLUSIONS



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**STANDARD  
INCLUSIONS**

#### NCC 2022 Requirements

- One step free shower recess.
- Single entry point with step free (less than 5mm) threshold between house and garage. Sites requiring a step down to the garage will incur additional cost.
- Noggins to wet areas for future grab rail installation.
- 7-star energy compliance.
- Includes up to 3kW (single storey) or 5kW (double storey) Photovoltaic panels with inverter to meet whole of home requirements.

#### Kitchen • Technika 900mm stainless steel upright cooker (design specific)

- Technika 900mm stainless steel canopy rangehood
- Technika Bellissimo freestanding stainless steel dishwasher •
- Clark 1½ bowl stainless steel sink. Includes two basket wastes. •
- 20mm Caesarstone arris edge benchtop in Builders range of colours. Benchtop into window subject to kitchen design.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Ceramic tiles to splashback (subject to kitchen design).
- Alder solid brass mixer tap in chrome finish.
- Overhead cabinetry to suit 900mm appliances
- Overhead cabinetry to Fridge Space (with bulkhead)

#### Bathroom & Ensuite

- 20mm Caesarstone arris edge benchtop (in Builders range of colours) to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Clark semi-inset seamless vitreous china hand basin.
- Stylus dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- Decina acrylic bath set in a tiled podium.
- Semi framed 1870mm high clear glass pivot shower doors with ceramic tiled shower base
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Alder single lever tapware, hand held shower rose and wall bath outlet.
- Alder single towel rail and toilet roll holder in chrome finish.
- Externally ducted exhaust fans including self-sealing air flow draft stoppers
- Tiled Niches to Bathroom & Ensuite (610mm x 410mm)

#### Laundry

- Up to 800mm laundry cabinet with 33mm laminate benchtop, 45ltr stainless steel trough and veggie spray tap (space permitting).
- Ceramic wall tiles to laundry, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry cabinetry

#### Floor Coverings

- Category 2 carpet to Bedrooms
  - Laminated timbergrain flooring to remainder of house
- (Excluding wet areas and Bedrooms)
- Ceramic 450mm x 450mm floor tiles to Wet Areas

#### Windows & External Doors

- Feature entry door in paint-grade finish, with clear glazing.
- Dowell sliding aluminium single glazed windows and doors including keyed locks.
- Double storey designs only, have double glazed windows and sliding doors to all living areas on the ground floor (excludes facade windows).
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable).
- Nylon mesh flyscreens to all openable windows and alfresco door (if applicable).
- Lovelight Single Roller Blinds throughout (excluding widows with obscure glazing or widows above a benchtop or staircase).

#### Garage

- COLORBOND® motorised sectional garage door, including 2 remote control units & 1 wall unit

#### Insulation

- R5.0 Glasswool batts to ceiling of roof space with R2.5 to perimeter (excludes garage ceiling space).
- Bradford R2.5 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

#### Ceilings

- 2590mm nominal internal ceiling height, measured overall to frame plates
- Double storey designs, 2590mm high internal ceilings to ground floor, 2440mm to the first floor.

#### External

- Austral builders range bricks to dwelling and garage as per included colour palette.
- Brickwork Over side and rear windows and sliding doors.
- Concrete finish to Alfresco and Porch floor (where applicable).

#### Landscaping

- Front Landscaping Area: Up to 6m<sup>2</sup> Instant turf with 50mm deep top soil, 50mm deep pebbles to either side of driveway, 50mm deep pine mulch to garden bed, jarrah edging, drip irrigation system to garden beds, 1 No. Tree (Max. mature growth height of 2m), 15 No. Plants – Shrubs (150mm Pot), 5 No. Plants – Shrubs (200mm pot size) between fence and driveway.
- Nature Strip Area: Nature strip will be levelled, topsoiled and lawn seed applied.
- Rear Landscaping Area: Up to 40m<sup>2</sup> Instant turf with 50mm deep top soil, 50mm deep mulched garden beds, jarrah edging, 6 No. 300mm x 300mm Concrete Pavers, 10 No. Plants – Shrubs (200mm Pot), with drip irrigation system to garden beds.
- Charcoal pillar letter box with chrome house number.
- Ground or wall mounted clothesline.
- Fencing: Provide full share 1800mm high fencing to sides and rear boundaries (note: fence finishes in line with house one side and butts up to the rear of the garage other side). Fencing Type: Timber Paling or Colorbond (estate compliant). Includes wing fence and gate where applicable.
- External Paving: Concrete Perimeter/Path AroundHome (reinforced colour through concrete)

**3 COAT PAINT  
THROUGHOUT**

**FULLY  
FIXED  
PRICE**

**2590mm  
CEILINGS**

**LIFETIME  
STRUCTURAL  
GUARANTEE**







#### Stairs

- Carpeted MDF treads and MDF risers with painted handrail.
  - Round black balusters from the standard builders range.
- Baluster placement is specific to each home design.

#### Hot Water Service

- Rheem 160 litre solar water heater with continuous flow booster. Please note: Solar collector panel and storage tank positioned at the Builders discretion

#### Roofing

- Monier concrete colour applied roof tile from builders range.
- COLORBOND® fascia and slotted quad gutter.

#### Fixing

- Gainsborough lever passage sets and pull handles.
- 67x18mm skirtings and architraves to dwelling and garage.
- Flush panel internal doors with door stops and chrome hinges.
- Single melamine shelf and hanging rail to robes.

#### Paint & Plaster

- Haymes 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage).
- Haymes semi-gloss paint to internal timberwork and doors.
- Haymes flat acrylic to ceilings.
- 75mm cove plaster cornice

**Foundations** • Up to Class H1 concrete slab with fall of land up to 500mm across

the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required, or additional charges may apply.

- Angle of Repose: Home to be sited a minimum of three metres from easement (If sited closer then additional charges may apply).
- Rock Allowance: Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment (physical barrier)

#### Heating & Cooling

- Bonaire 3-star gas ducted heating unit in roof space.
- Split System Bedroom (1 No. 2.5kw wall mounted Reverse Cycle Split System Air Conditioner)
- Split System Living (1 No. 7kw wall mounted Reverse Cycle Split System Air Conditioner)
- Additional Split System to Second Storey (1 No. 7kw wall mounted Reverse Cycle Split System Air Conditioner (applicable to double storey homes only). Placement of unit is at builders discretion.

#### Electrical

- Double power points & light switches (white), with batten light points as per standard electric layout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- One telephone point. TV point to Master Bedroom & Family Room (additional point to Living/Rumpus room if applicable).
- External light point(s) as per standard drawing.
- Digital TV antenna connected to internal TV points.
- LED Downlights to Living Areas and Bedrooms

#### Services - Connections

- Connections are based on an allotment of up to 650 square metres with a maximum five metre front setback to house.
- Includes connection of water, sewer, telephone conduit and stormwater points within the allotment, connection of single-phase underground power up to 12 metres from pit, and gas services (where available) immediately adjacent to the allotment.
- Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges.
- NBN basic provision including network hub to the garage, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required.
- Two external taps.

#### Facade

- 450mm eaves to facade and first floor of double storey homes. See standard plans for additional eaves to return. Selected facades are included in your new home base price. Speak to your Sales Agent for more information.

#### Structural

- 90mm structural pine wall framing and pine truss roof.
- Lifetime Structural Guarantee[3].

Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers, or due to the product being unavailable or no longer compliant. Inclusions must be read in conjunction with standard house design plans.

**FULL PERIMETER  
CONCRETE  
PATH**

**BLINDS  
TO ALL  
WINDOWS**

**FULL FENCING  
& WING  
FENCES**

**FULL FRONT  
& REAR  
LANDSCAPING**







# FACADE SELECTION



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**FACADE  
SELECTION**



Murrell

INCLUDED



Allan

INCLUDED



Bates

INCLUDED



Lonergan

INCLUDED



Earnshaw

INCLUDED







# FACADE SELECTION



Hansen \$9,000

U P G R A D E



Peake \$6,000

U P G R A D E



Bourke \$5,000

U P G R A D E





# COLOUR PALETTES



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ExteriorColourPalette 1

# Relax



3



8



- ① Brick Sanctuary
- ② Roof Tile Barramundi
- ③ Colorbond Steel Roof (Upgrade),  
Fascia, Gutters & Downpipes Monument
- ④ Cladding, Entrance Door Saltbush plains
- ⑤ Render Intuition
- ⑥ Aluminium Windows Monument
- ⑦ Garage Door Monument
- ⑧ Coloured Concrete Slate



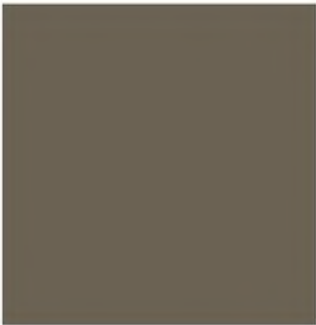


Exterior Colour Palette 2

# Sanctuary



3



8



- ① Brick Sanctuary
- ② Roof Tile Ainseed
- ③ Colorbond Steel Roof (Upgrade),  
Gutters & Downpipes Jasper
- ④ Entrance Door, Cladding Surfmist
- ⑤ Render Umbertone
- ⑥ Aluminium Windows & Fascia Surfmist
- ⑦ Garage Door Surfmist
- ⑧ Coloured Concrete Slate







ExteriorColourPalette 3

# Oasis



3



8



- ① Brick Sanctuary
- ② Roof Tile Barramundi
- ③ Colorbond Steel Roof (Upgrade),  
Fascia, Gutters & Downpipes Monument
- ④ Cladding, Entrance Door Saltbush plains
- ⑤ Render Intuition
- ⑥ Aluminium Windows Monument
- ⑦ Garage Door Monument
- ⑧ Coloured Concrete Slate





Exterior Colour Palette 4

# Retreat



3



8



- ① Brick Retreat
- ② Roof Tile Barramundi
- ③ Colorbond Steel Roof (Upgrade),  
Gutters & Downpipes Woodland Grey
- ④ Entrance Door, Cladding Evening Haze
- ⑤ Render Gully
- ⑥ Aluminium Windows Woodland Grey
- ⑦ Garage Door & Fascia Evening Haze
- ⑧ Coloured Concrete Slate







Exterior Colour Palette 5

# Haven



3



8



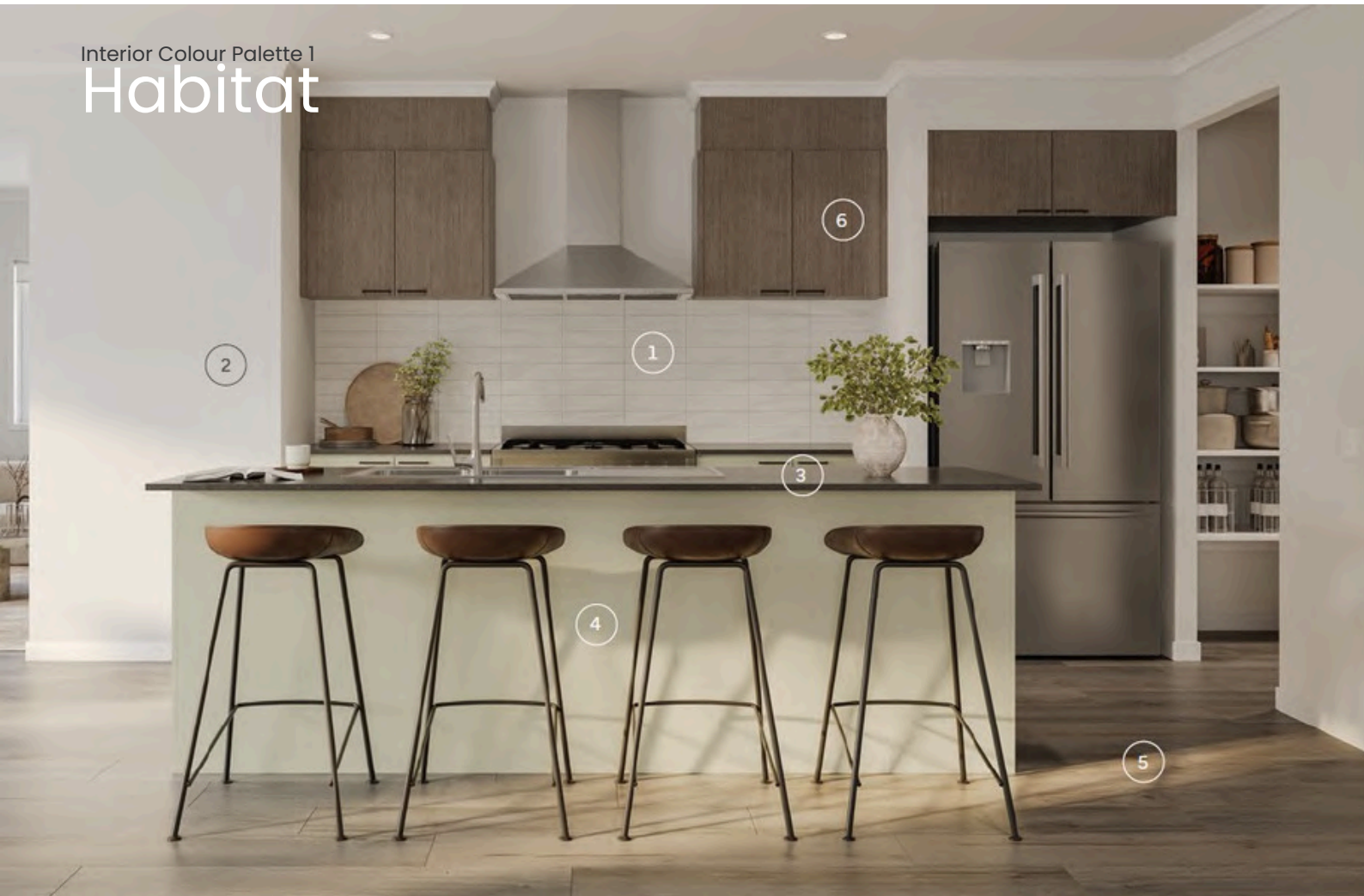
- ① Brick Haven
- ② Roof Tile Barramundi
- ③ Colorbond Steel Roof (Upgrade),  
Fascia, Gutters & Downpipes Woodland Grey
- ④ Entrance Door, Cladding Quarry Stone
- ⑤ Render Refuge 5
- ⑥ Aluminium Windows Surfmist
- ⑦ Garage Door Surfmist
- ⑧ Coloured Concrete Slate





COLOUR  
PALETTES

Interior Colour Palette 1  
**Habitat**



- ① Splashback tile White Matt (300 x 100)  
Horizontal Stackbond (Silver Grey Grout)
- ② Walls, Trims & Doors Gradient 2
- ③ Caesarstone benchtop to Kitchen,  
Bathroom and Ensuite Raven  
Laminate Laundry Bench Black Sky
- ④ Base Laminate Cabinets Sarsen Grey
- ⑤ Laminate Floor Otway
- ⑥ Overhead Cabinets Habitat
- ⑦ Carpet Space Rock
- ⑧ Floor and Wall Tiles Charcoal

CLICK HERE FOR  
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WALKTHROUGH  
LINK**



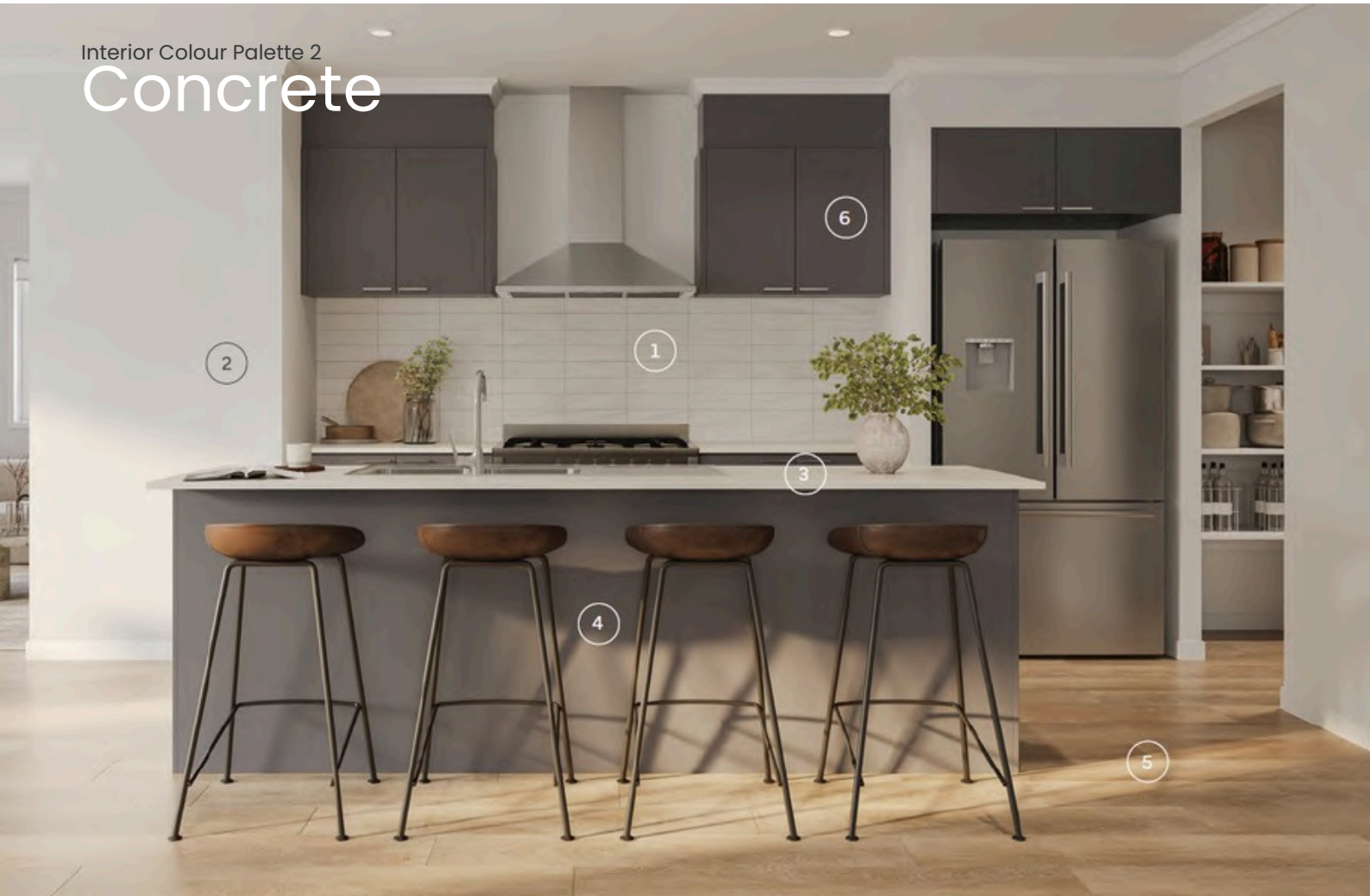




COLOUR  
PALETTES

Interior Colour Palette 2

# Concrete



- ① Splashback tile White Matt (300 x 100)  
Horizontal Stackbond (Silver Grey Grout)
- ② Walls, Trims & Doors Classic Grey 1
- ③ Caesarstone benchtop to Kitchen,  
Bathroom and Ensuite Ocean Foam  
Laminate Laundry Bench Pearl Concrete
- ④ Base Laminate Cabinets Stormcloud
- ⑤ Laminate Floor San Remo Overhead
- ⑥ Cabinets Stormcloud Carpet Dark S
- ⑦ Floor and Wall Tiles White
- ⑧

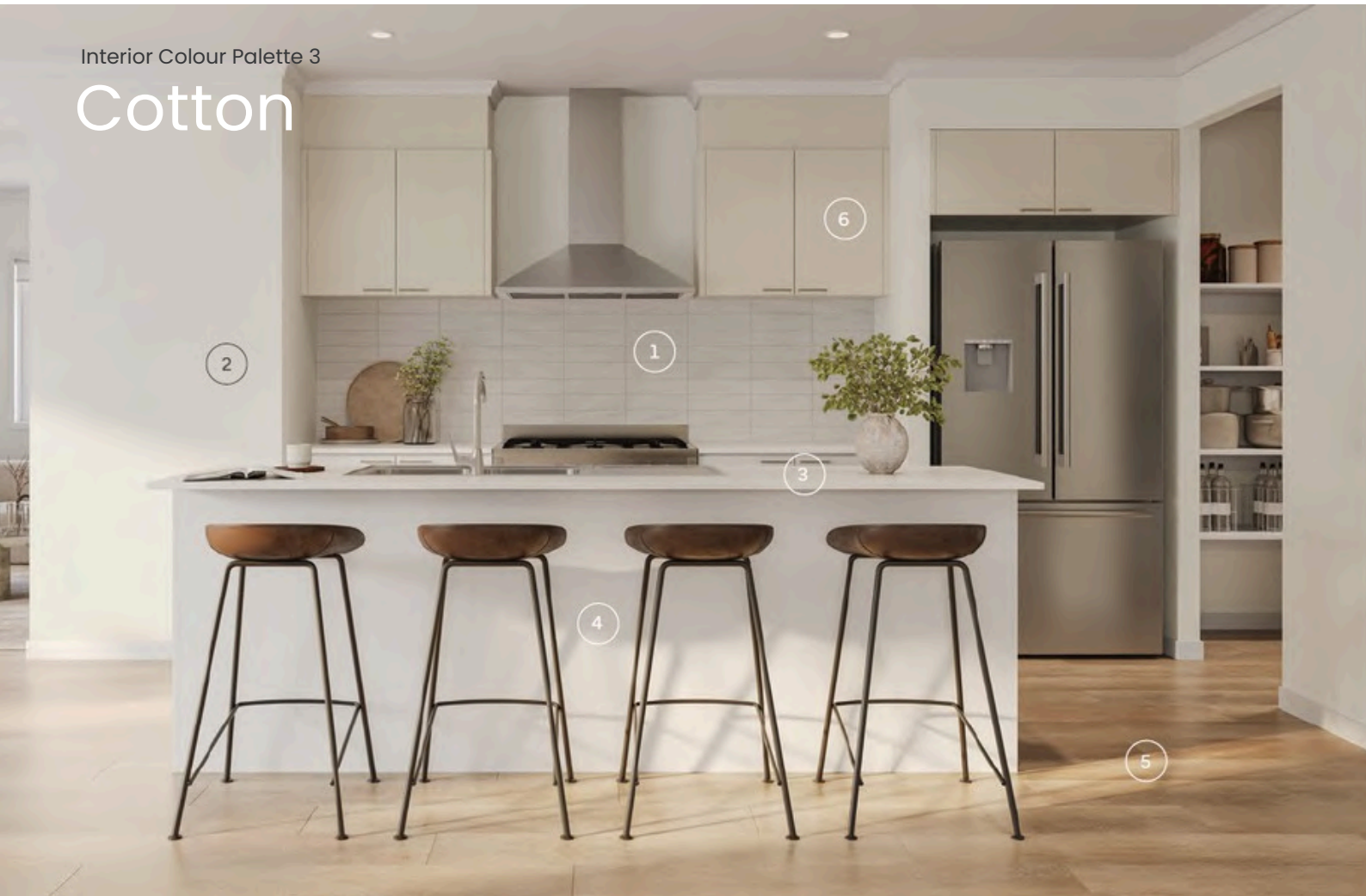
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WALKTHROUGH  
LINK**





Interior Colour Palette 3

# Cotton



- ① Splashback tile White Matt (300 x 100)  
Horizontal Stackbond (Silver Grey Grout)
- ② Walls, Trims & Doors White on White
- ③ Caesarstone benchtop to Kitchen,  
Bathroom and Ensuite Osprey  
Laminate Laundry Bench Catalano Marble
- ④ Base Laminate Cabinets White
- ⑤ Laminate Floor San Remo
- ⑥ Overhead & Vanity Cabinets Raw Cotton
- ⑦ Carpet Moon Dust
- ⑧ Floor and Wall Tiles Beige

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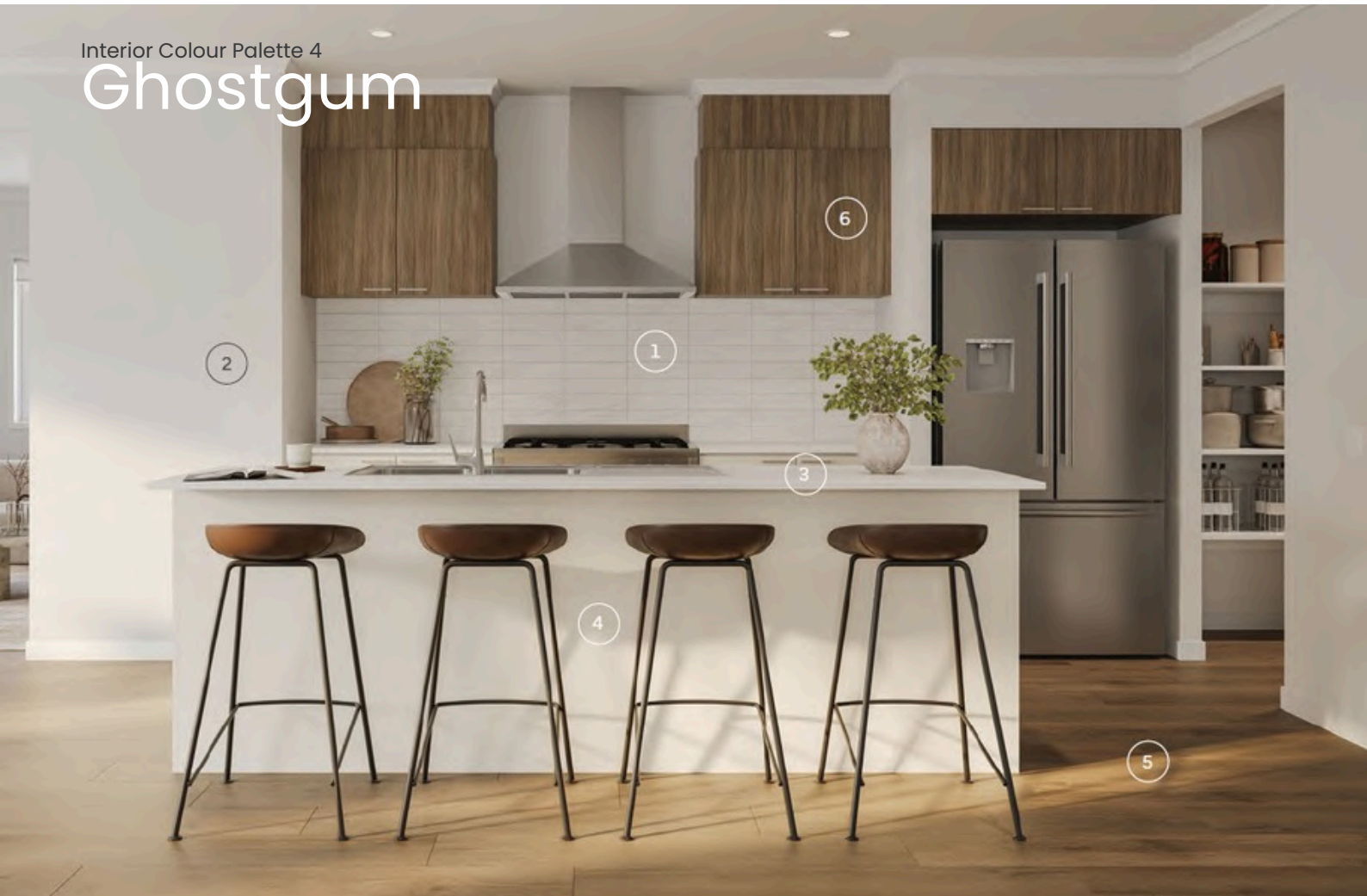






Interior Colour Palette 4

# Ghostgum



- ① Splashback tile White Matt (300 x 100)  
Horizontal Stackbond (Silver Grey Grout)
- ② Walls, Trims & Doors Relaxation
- ③ Caesarstone benchtop to Kitchen,  
Bathroom and Ensuite Snow
- ④ Base Laminate Cabinets Ghostgum
- ⑤ Laminate Floor Flinders
- ⑥ Overhead & Vanity Cabinets Danish Walnut
- ⑦ Carpet Dust
- ⑧ Floor and Wall Tiles Latte

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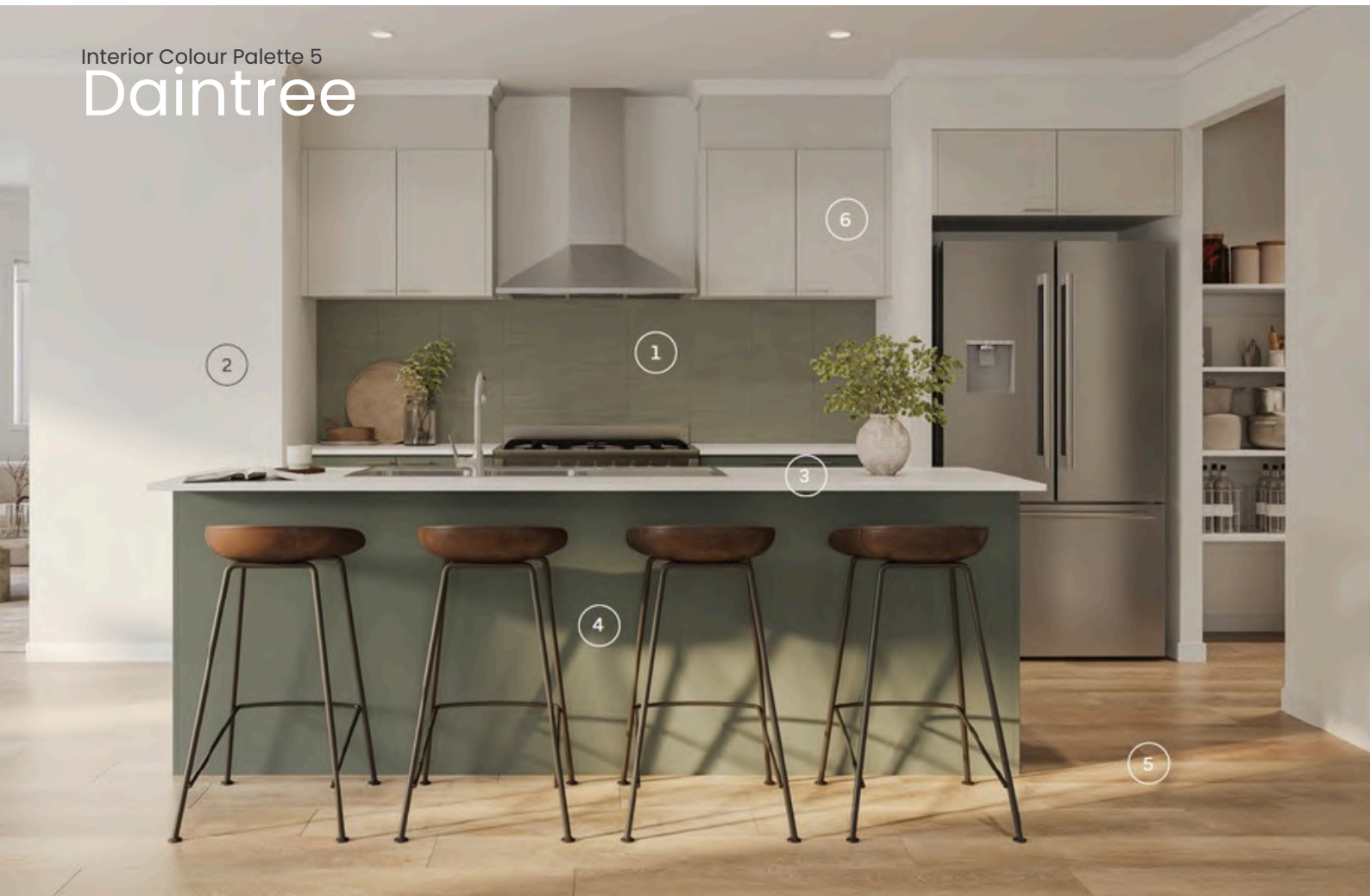




COLOUR  
PALETTES

Interior Colour Palette 5

## Daintree



- ① Splashback tile Green Matt (300 x 100)  
Horizontal Stackbond (Silver Grey Grout)
- ② Walls, Trims & Doors Marble Mist
- ③ Caesarstone benchtop to Kitchen,  
Bathroom and Ensuite Intense White  
Laminate Laundry Bench Granular Limestone
- ④ Kitchen Base Laminate Cabinets Daintree
- ⑤ Laminate Floor San Remo
- ⑥ Overhead & Vanity Cabinets Mist Grey
- ⑦ Carpet Moon Dust
- ⑧ Floor and Wall Tiles White

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