

A  
PORTER  
DAVIS  
HOMES  
NEIGHBOURHOOD

*The  
Dasis*

HARPLEY, WERRIBEE





IMMERSE  
*yourself*  
 IN THE GREAT  
 OUTDOORS...

A gem in Melbourne's west, Harpley offers superior waterside living in a connected and sustainable community. Oasis townhomes, designed and built by Porter Davis, combine classic design with contemporary comforts to create the ultimate abode. A neighbourhood rich with nature and history, Harpley presents a serene, holistic lifestyle opportunity for you and your family.

The Oasis release will see a collection of four bedroom, luxury townhomes become available. Timeless, Hamptons style exteriors and functional open plan living, kitchen and dining areas set a new benchmark for modern family living.



Artists impression.





# MAKE YOUR *home* YOUR GETAWAY...

Nestled amongst 60 hectares of planned lakes and waterways, The Oasis at Harpley brings you the best of urban natural living. Located in Werribee, Harpley is only 35 kms from Melbourne CBD and just 3 kms from the vibrant Werribee town centre.

A premium location, these homes are a stones throw from local amenities including shopping centres, cafes, medical services and sporting fields. An abundance of quality education facilities, from childcare services and kindergartens through to primary and secondary schools, make Harpley a favourite with family buyers.

The future town centre of Harpley is set to become an exciting destination; nestled on the edge of waterways and parkland, the town centre will offer a range of additional amenities including a major supermarket, convenient shopping, a primary school and waterside cafes. The community is also already well serviced by major road networks and public transport options.



Artists impression.



## SUSTAINABLE *family* LIVING

Planned for the next generation, Harpley has been awarded a 6 Star Green Accreditation from the Green Building Council of Australia for their sustainability efforts.

A strong focus on community infrastructure at Harpley not only prioritises the creation of a socially connected community, but enriches the lives of residents now and well into the future.

## TRANSPORT

- 1 Future link to Princes Freeway
- 2 Future bridge over rail line
- 3 Proposed future train station

## RECREATION

- 4 Proposed public sports fields
- 5 Wyndham Vale South Sports Reserve
- 6 Wyndham Vale Reserve
- 7 Adventure Playground & Cultural Park
- 8 Harpley Discovery Trail

## EDUCATION

- 9 Future private primary school
- 10 Proposed Government primary school
- 11 Proposed Government secondary school
- 12 Future private school P-12

## COMMUNITY

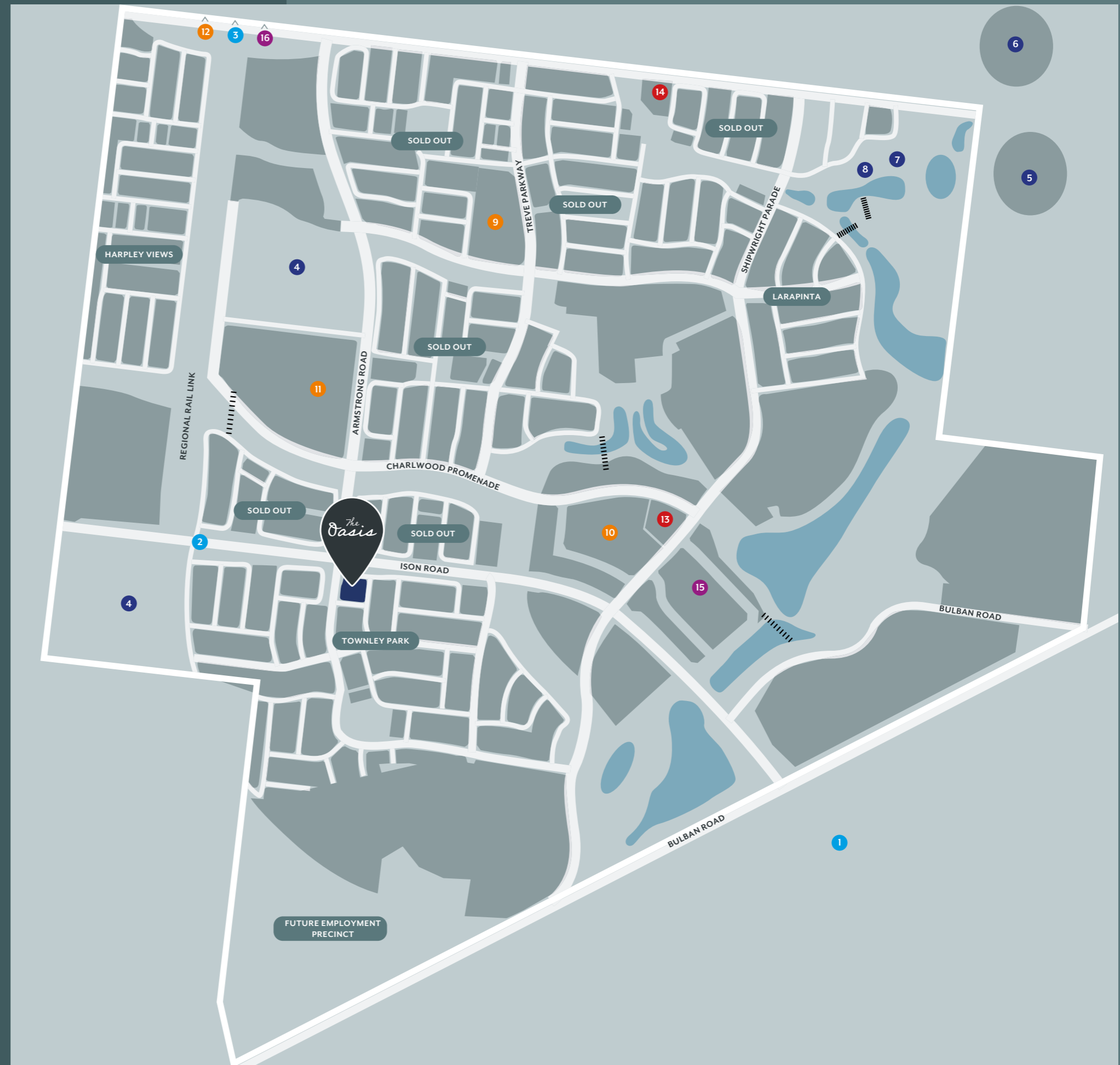
- 13 Proposed community facility
- 14 Wallaby Childcare Centre

## SHOPPING

- 15 Future waterfront town centre
- 16 Future town centre

 Existing & proposed pedestrian bridges

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## SOPHISTICATED AND *eye-catching* DESIGNS

The Oasis townhomes are all the quality of a Porter Davis build, wrapped up in a convenient turn-key package – with everything you need to move in already taken care of.

### Downstairs

Your new home will feature a spacious living, kitchen and dining area as well as a guest bedroom, separate laundry and powder room. The heart of the home, the kitchen, is decked out with European appliances, ample storage and stone benchtops.

Outside a sundrenched, low maintenance courtyard will open up from floor-to-ceiling sliding doors, providing an ideal area for alfresco dining or entertaining.

At the rear of the courtyard, you'll find a secure, remote controlled, two-car garage.

### Upstairs

The first floor has three well-proportioned, self sufficient bedrooms with multiple bathrooms. The master is opulent in design, with an ensuite, walk in robe and private balcony – providing the perfect upstairs haven.



Images are for illustration purposes only.



# Styling

## MADE EASY

Let our designers do the work for you, with an easy choice between two professionally designed World of Style interior themes.

### Classic Hamptons

Never go out of fashion with Classic style Hamptons. This is a style designed for those who appreciate the elegance of a classically driven look. With a strong balance of texture, colour and pattern, mixed with timeless furniture and antiques, this design allows you to accumulate pieces that pass the test and time of style.

### Resort Sorrento

Relax in your own personal paradise with Resort style Sorrento. This style harvests its look directly from some of the world's most beautiful resorts with a wonderful blend of textured and patterned fabrics, mixed with gorgeous furniture pieces.

## TEXTURES AND FINISHES.

### Classic Hamptons

- Weathered timbers
- Classic bricked lay splashback tiles
- Natural look floor tiles
- Timeless colour palette
- Warm and homely scheme



### Resort Sorrento

- Oak timbers
- Feature geometric splashback tiles
- Sand look floor tiles
- Fresh white walls
- Light and airy colour palette



# BRIDGEPORT 20

- 4 Bedrooms
- 1 Living Room
- 2 Bathroom
- 1 Powder Room
- 2 Car Garage



## GROUND FLOOR

Guest Bedroom	3000 X 2800
Powder Room	2400 X 1500
Laundry	1860 X 1500
Kitchen	3390 X 2450
Dining	3390 X 3280
Living	4190 X 4140
Garage	6300 X 5600

## FIRST FLOOR

Master Bedroom	3200 X 3390
WIR	1500 X 2400
Ensuite	3000 X 1650
Bathroom	2200 X 2400
Bedroom 3	2990 X 2900
Bedroom 4	2840 X 2740

## AREA \*

Ground Floor	68.55m <sup>2</sup>
First Floor	64.15m <sup>2</sup>
Garage	40.20m <sup>2</sup>
Total	172.90m <sup>2</sup>
Lot Area	147m <sup>2</sup>

# BRIDGEPORT 20C

- 4 Bedrooms
- 1 Living Room
- 2 Bathroom
- 1 Powder Room
- 2 Car Garage



## GROUND FLOOR

Guest Bedroom	3000 X 2770
Powder Room	2000 X 1770
Laundry	1860 X 1500
Kitchen	3390 X 2450
Living	4190 X 4610
Dining	3390 X 3750
Garage	6300 X 5600

## FIRST FLOOR

Master Bedroom	3200 X 3390
WIR	1500 X 2400
Ensuite	3000 X 1650
Bathroom	2200 X 2100
Bedroom 3	2990 X 2900
Bedroom 4	2840 X 2740

## AREA \*

Ground Floor	72.50m <sup>2</sup>
First Floor	64.15m <sup>2</sup>
Garage	40.20m <sup>2</sup>
Total	176.85m <sup>2</sup>
Lot Area	191m <sup>2</sup>

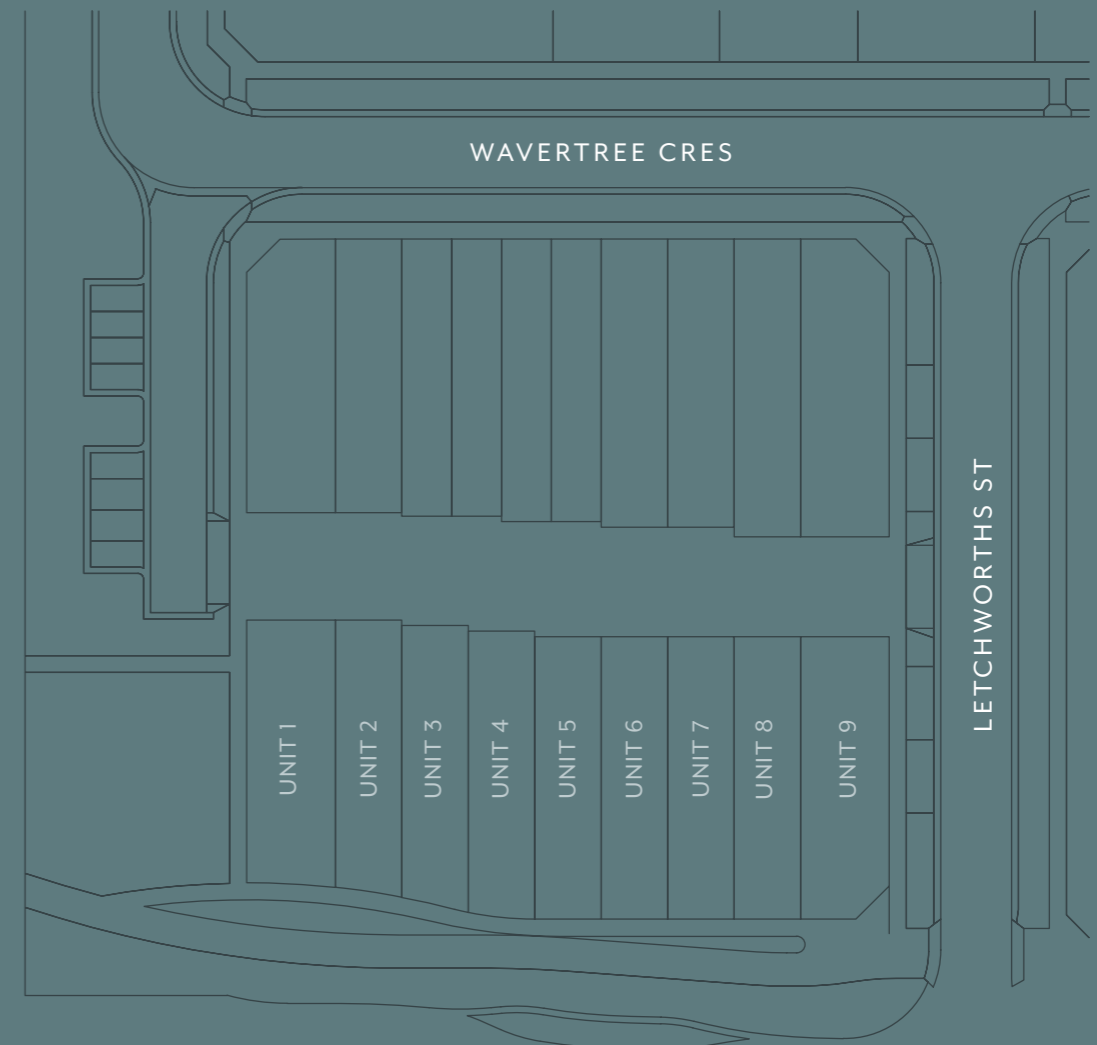


# The Oasis

TOWNHOMES

## LOT MAP

UNIT #	HOUSE TYPE
Unit 1	Bridgeport 20C
Unit 2	Bridgeport 20
Unit 3	Bridgeport 20
Unit 4	Bridgeport 20
Unit 5	Bridgeport 20
Unit 6	Bridgeport 20
Unit 7	Bridgeport 20
Unit 8	Bridgeport 20
Unit 9	Bridgeport 20C





# TOWNHOME INCLUSIONS

## Foundations/Fall of Land\*

- Foundation and all site works included.

## Services

- Underground power.
- Water connection.
- Gas connection.
- Sewer and stormwater connection.
- Termite protection.
- Optic fibre provisions.

## External Cladding

- Combinations of render and lightweight lining board.

## Roof

- Pitched roof with Colorbond flashings.

## Windows

- Powder coated aluminium frames.
- Flyscreens to all openable windows.

## Framing

- Pine or steel framing to walls and roof as per engineer's requirements.

## Kitchen

- Reconstituted Stone benchtop laminate cabinet and cabinet doors.
- Melamine shelving to cabinets.
- European 600mm stainless steel oven.
- European 600mm gas cooktop.
- European 600mm rangehood.
- Stainless steel double bowl sink.
- Flick mixer tap in chrome finish. (refer to colour document for specific theme.)

## W.C.

- White china close coupled suites throughout.

## Ensuite/Bathroom

- Semi-frameless shower screen with pivot door and fully tiled shower base.
- Vitreous china hand basins to ensuite and bathroom.
- Reconstituted stone benchtop.
- Polished edge mirrors.

## Doors

- Primed timber Corinthian entry door.
- Flush panel (2,040mm high) internal doors throughout.
- Lockwood levers to internal doors and passage doors.
- Lockwood entry door set.
- Door stops to all opening doors where applicable.
- Robes include white melamine shelf with chrome hanging rod.
- Linen includes four melamine shelves.
- Doors include chrome hinges, latches and striker plates throughout the house.

## Laundry

- Trough and acrylic cabinet with by-pass.

## Tapware

- Chrome mixers to basins, showers, bath and laundry trough.
- Washing machine stops in chrome finish to laundry.

## Ceiling

- 2,440mm high ceilings to first floor.
- 2,590mm high ceilings to lower floor.

## Heating

- Wall mounted heaters provided to bedrooms.

## Hot Water

- Instantaneous hot water system or Electric Storage Unit.

## Electrical

- Safety switch.
- Exhaust fans over shower recesses.
- Hard wired smoke detectors.
- Double powerpoints throughout house.
- Self sealing exhaust fans to W.Cs.
- Recessed down lights throughout.
- TV point to family and master bedroom.

## Paint

- External paint to external cladding. Note: Colorbond down pipes or PVC downpipes to fascia and gutter.
- Wattyl Easyflow Gloss to internal woodwork and doors.
- 3 coat paint system of Wattyl Low Sheen Washable Velvet to internal walls.
- Wattyl Supercover White to ceilings.

## Floor and Wall Coverings

- Floor and wall tiles to ensuite, bathroom and laundry.
- Floor tiles to W.C. (powder room where applicable).
- 100mm tiled skirting to wet areas.
- Timber laminate flooring to entry, living and kitchen.
- Carpet to bedrooms.
- Carpeted staircase with timber handrail.

## Plumbing

- Concealed plumbing.

## Insulation

- Energy compliant.

## Garage

- Lock up Garage with Colorbond panel lift including remote control.

## Outdoor

- Landscaping, complete with:
  - Exposed aggregate laneway
  - Letterbox
  - Entry paths
  - Clothesline
  - Front and side fencing
  - Paving

## Extra Feature

- 75mm cove cornice throughout house.
- 67mm decorative skirting.
- 67mm decorative architraves.

\*Development is subject to final permit issue. Build and completion dates may vary. 80% of The Oasis Townhomes at Harpley must be sold before construction will commence. Please speak to your sales consultant to discuss the actual pricing of your preferred site. Porter Davis will install 1.8m high side boundary timber paling fencing where required. This work is exclusively owned by RSS Property Holdings and cannot be reproduced or copied wholly or in part, in any form (graphic, electronic or mechanical, including photocopying and uploading to the Internet) without the written permission of RSS Property Holdings. This brochure and its images are for illustration purposes only and should be used as a guide only. Images include examples of upgrade items and other items not supplied by Porter Davis, such as decorative lighting, furniture and planter boxes. Illustrations are not to scale. Information in this brochure is correct at time of printing. Porter Davis Homes takes no responsibility for changes that occur after this date, errors or omissions. Please check currency of information with your Sales Consultant. Effective 04.09.18 RBP: Steve Tankey, DB-U 11533



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