

THE
RESERVE

HARPLEY

TOWNLIVING™ | **m**
metricon

Harpley

 lendlease



Artist impression. Landscaping may vary from image shown. Landscaping provided to front of home only. Lots 6880 & 6887 include additional end side treatments including windows.

ROSEDALE
AND BARMAH

LOVE METRICON LIVING LOVE THE RESERVE

Not all builders are created equal, and there will only ever be one Metricon.

Yes, other people do some of what we do, but no one does everything quite the way we do.

We call it “The Metricon Difference”: from the very first time you contact us to the day we hand you the keys to your new home, the only standard we accept for ourselves is “Excellence”. We are never satisfied, and our service to you goes far beyond putting one brick on top of another. We are always looking for ways to improve our home designs and our service to answer the needs of the contemporary Australian family.



Artist impression.



LOVE LIFE BY
THE WATER

Set amongst a natural landscape, with ancient river red gums, a series of interconnected waterways and an abundance of birdlife and native plants, Harpley is your place amongst nature. Enjoy the wealth of hiking and bike trails, parks, lakes, sporting and recreation venues outside your door.

Designed to put people first, Harpley is a welcoming, cohesive neighbourhood. Rest easy knowing you're surrounded by like-minded friends, and explore the natural surrounds together.

At Harpley, everything you need is at your fingertips. Perfectly positioned at the heart of this vibrant neighbourhood, the future

Harpley town centre is set to become an exciting destination. Nestled on the edge of waterways, the town centre will offer a range of amenities including a major supermarket, convenient shopping, a primary school and waterside cafes. In addition, dedicated areas are proposed to include a health and wellbeing precinct, employment hub and a myriad of speciality services. This is a place for the community to come together, and where everything you need is readily available.

A place to call home.

HARPLEY'S ADVENTURE PLAYGROUND AT CULTURAL PARK



Lendlease is an international property and infrastructure group with core expertise in shaping cities and creating strong and connected communities. Being bold and innovative characterises our approach and doing what matters defines our intent. We create places that leave a positive legacy with a focus on safety, innovation and sustainability.

We create award-winning urban precincts, new communities for older people and young families just starting out, retail precincts, and workplaces to the highest sustainability standards. We are also privileged to create essential civic and social infrastructure including state-of-the-art hospitals, universities and stadiums around the world.

Lendlease has been entrusted with many projects of public, cultural and social significance: constructing the Sydney Opera House, creating the National September 11 Memorial & Museum in New York and restoring and renovating historic buildings such as London's Tate Britain and National Theatre.

As we expand our experience and our footprint, we aspire to continue creating places people want and care about, and providing value for securityholders and the broader community.

Headquartered in Sydney, our people are located in four operating regions: Australia, Europe, the Americas and Asia.



OUTDOOR
LIFESTYLE FOR
ALL THE FAMILY
AT THE RESERVE





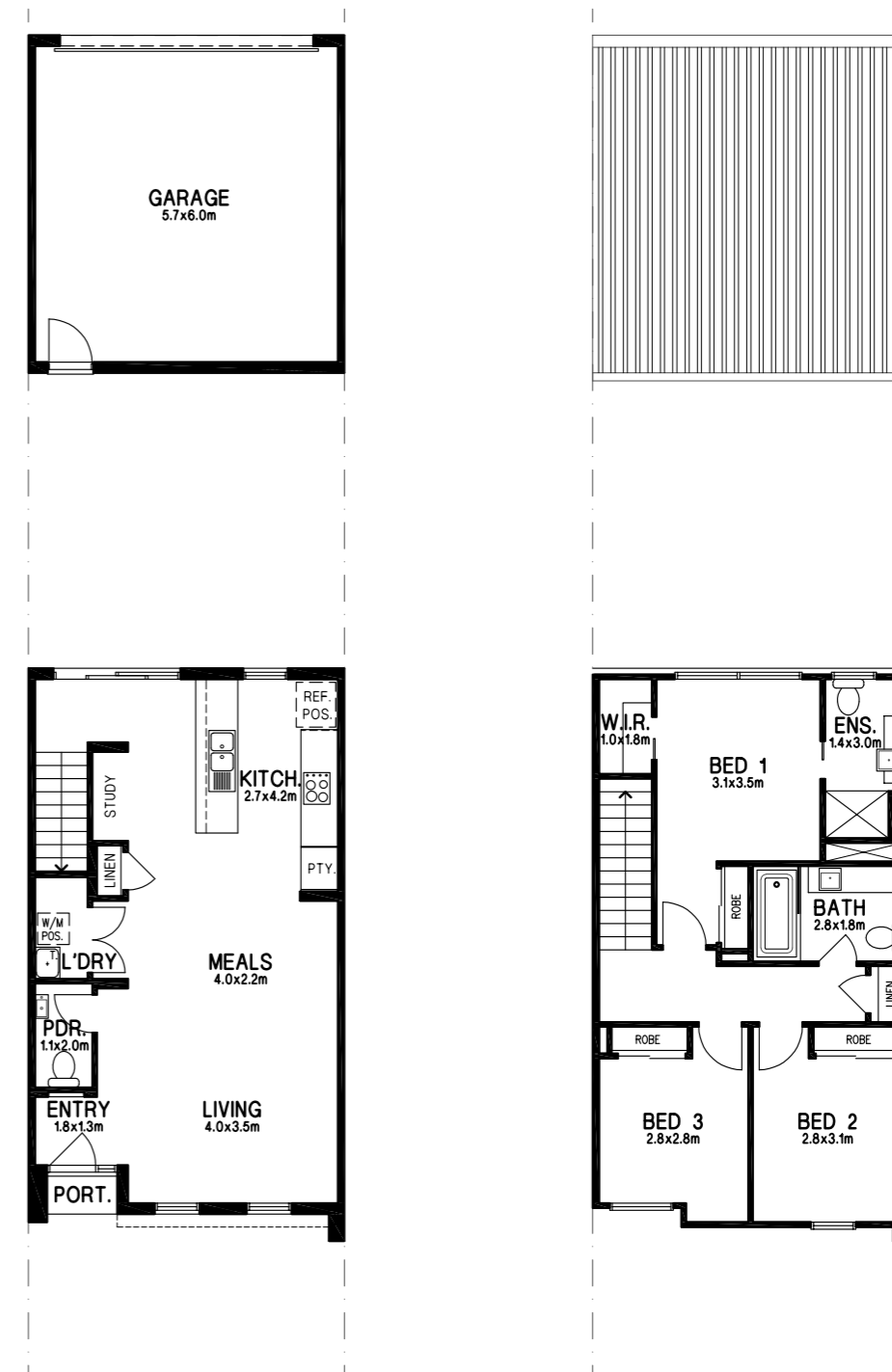
Artist Impression, landscaping may differ from that shown.

PARK FRONTING INTRODUCING THE CAPRI

-  3
-  2
-  1
-  2

Three bedrooms, two bathrooms. Perfect!

The impressive three bedroom ground floor living Capri offers an innovative yet entirely functional design that will delight the whole family. This smart design provides a unique combination of purpose and comfort, catering to the needs of the modern lifestyle.



Capri mid floorplan shown based on lots 6881, 6883, 6885 & 6887. Mirrored for 6880, 6882, 6884 & 6886. End lots 6880 & 6887 include additional side treatments including windows.





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FAMILY SIZED LIVING INTRODUCING THE CHELSEA

- 4
- 2
- 2
- 2

Four bedrooms complete with an upstairs retreat? Perfect family living!

This impressive four bedroom ground floor living townhome offers an innovative yet entirely functional design that will delight the whole family. Smart and adaptable, it provides a unique combination of purpose and comfort, catering to the needs of the modern lifestyle.



Chelsea mid floorplan shown based on lots 6814, 6816, 6817B. Mirrored for lots 6812, 6813, 6815, 6817A. End lots 6880 & 6887 include additional side treatments including windows.





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PARK FRONTING INTRODUCING THE ROSEDALE



Your new modern four bedroom townhouse with minimal maintenance awaits.

The stylish four bedroom Rosedale offers an innovative, functional design that will delight the whole family. With an adaptable floorplan, it provides a unique combination of purpose and comfort, catering to today's modern family lifestyle.

ROSEDALE FLOORPLAN.



Rosedale mid floorplan shown based on lots 6890, 6894 & 6899B. Mirrored for lots 6891, 6897 & 6899C. End lots 6890 & 6899c include additional side treatments including windows.

Rosedale with balcony floorplan shown based on lot 6892 & 6898. Mirrored for lots 6893 & 6899A.



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PARK FRONTING INTRODUCING THE BARMAH



A smart solution for two bedroom contemporary living.

The two bedroom Barmah makes the most of the block. Great for entertainers, the ground floor is given over to spacious open-plan living. A stylish kitchen located at the heart of the home links distinct zones for dining and relaxing. Head upstairs and two large bedrooms, both with ensuite, sit at either end of the property, ensuring your privacy. A courtyard outback, perfect for summer, leads to a single garage.

BARMAH FLOORPLAN.















Barmah mid floorplan shown based on lot 6896. Mirrored on lot 6895.





Window coverings not supplied.

READY TO MOVE IN INCLUSIONS

-  Fixed site costs
-  Landscaping* to front and seeding to rear yard
-  2550mm ceiling height to ground floor
-  Front fencing (Excluding Chelsea design)
-  Timber piling fencing to rear yard
-  Timber look laminate flooring to downstairs living
-  Coloured concrete paving
-  Carpet to bedrooms
-  Letterbox
-  Ducted heating
-  Gas continuous hot water
-  Three coat paint system

STAGE PLAN

THE RESERVE IN THE HEART OF HARPLEY

Harpley Master Plan

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
- 9 Carinya Village Park Playground
- 10 Carinya Park Playground
- 11 Shearwater Village Park Playground
- 12 Future proposed lake and wetlands

EDUCATION

- 13 St Joseph's Catholic Primary School (opening 2021)
- 14 Proposed Government primary school
- 15 Proposed Government secondary school
- Future private school P-12

COMMUNITY

- 17 Proposed community facility
- 18 Wallaby Childcare Centre

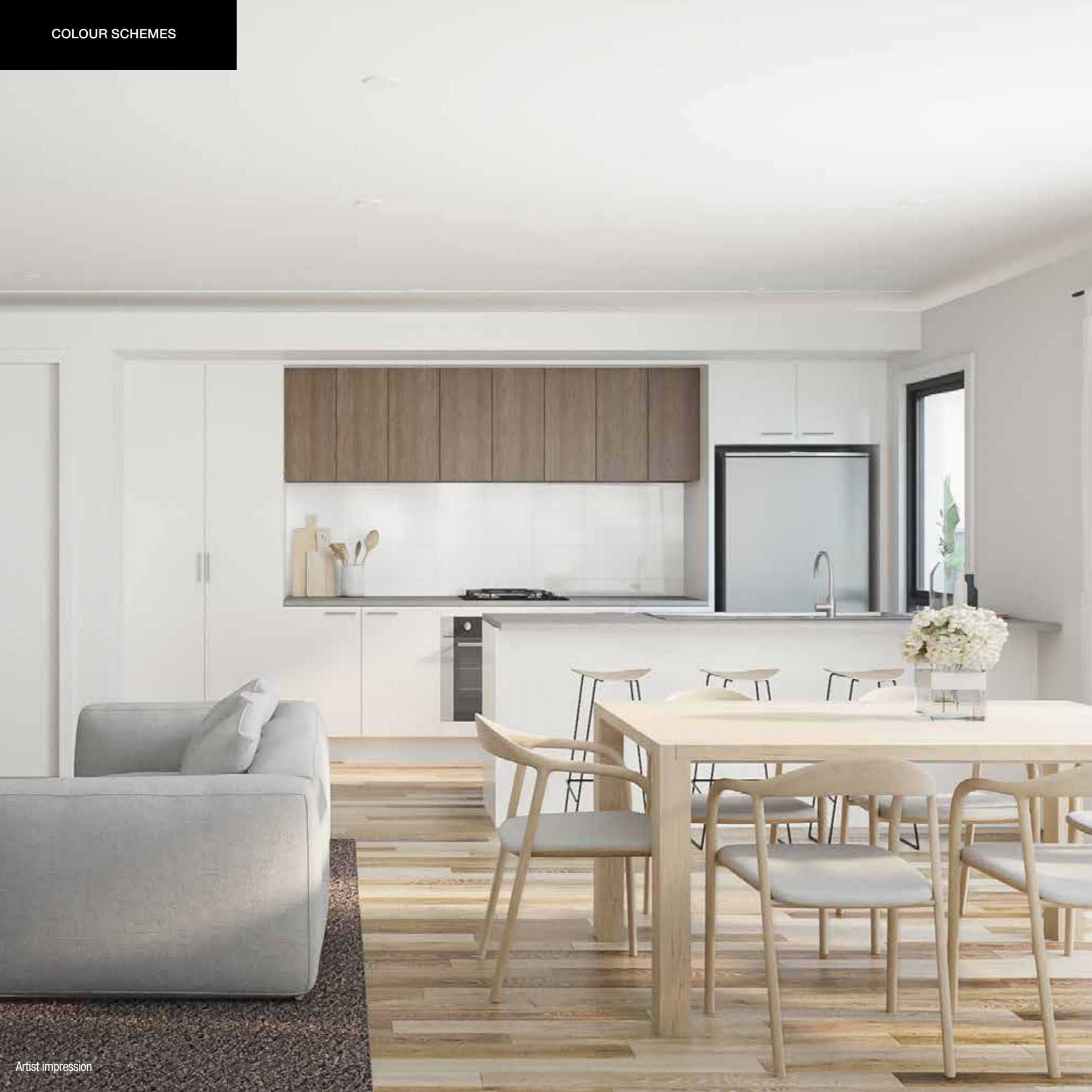
SHOPPING

- 19 Future waterfront town centre
- 20 Future town centre



Artist impression.

^Townhome prices are based on specified floorplan and façade. For full details, speak to a Metricon New Home Advisor. Townhome Packages valid until sold out. Plans correct at time of printing and subject to change without notice. Floorplans are a representation of specified facade unless otherwise stated. Metricon reserves the right to alter the images or descriptions without notice. See your Metricon consultant for full details of standard inclusions. Land supplied by LendLease. Land prices and availability are subject to change without notice. All homes are subject to developer approval. Landscaping and fencing may differ from that shown. For detailed home pricing please talk to a sales consultant. Newfield Real Estate Pty Ltd (ACN 159 312 722), licence number 028051L. Victorian Builders Licence CDBU-52967. MAR2020 MET3891.



ALMOND

INTERNAL COLOUR SCHEME 4



01 02 03



04 05 06



07 08 09

Specification Upgrades (refer project upgrade list and project specification)



10 11 12



13 14 15

- 01/ Kitchen Overhead Cupboards - Laminate**
- 02/ Kitchen Base Cupboards - Laminate**
- 03/ Bathroom, Ensuite & Laundry Base Cupboards - Laminate**
- 04/ Kitchen, Bathroom and Ensuite Benchtops - Laminate**
- 05/ Wall Tiles**
- 06/ Internal Paint Colour**
- 07/ Carpet**
- 08/ Timber look laminate flooring**
- 09/ Floor Tile**
- 10/ Carpet (Upgrade Option)**
- 11/ Premium Timber look laminate flooring (Upgrade Option)**
- 12/ Mirror Robe Doors (Upgrade Option)**
- 13/ Glass Splashback (Upgrade Option)**
- 14/ Reconstituted Stone Benchtops (Upgrade Option)**
- 15/ Blinds (Upgrade Option)**

CARAMEL

INTERNAL COLOUR SCHEME 5



01 02 03

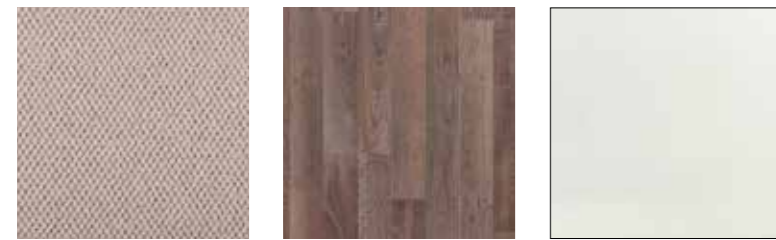


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- 04/ Kitchen, Bathroom and Ensuite Benchtops - Laminate**
- 05/ Wall Tiles**
- 06/ Internal Paint Colour**
- 07/ Carpet**
- 08/ Timber look laminate flooring**
- 09/ Floor Tile**
- 10/ Carpet (Upgrade Option)**
- 11/ Premium Timber look laminate flooring (Upgrade Option)**
- 12/ Mirror Robe Doors (Upgrade Option)**
- 13/ Glass Splashback (Upgrade Option)**
- 14/ Reconstituted Stone Benchtops (Upgrade Option)**
- 15/ Blinds (Upgrade Option)**

CHOCOLATE

INTERNAL COLOUR SCHEME 6



01 02 03



04 05 06



07 08 09

Specification Upgrades (refer project upgrade list and project specification)



10 11 12



13 14 15

- 01/ Kitchen Overhead Cupboards - Laminate**
- 02/ Kitchen Base Cupboards - Laminate**
- 03/ Bathroom, Ensuite & Laundry Base Cupboards - Laminate**
- 04/ Kitchen, Bathroom and Ensuite Benchtops - Laminate**
- 05/ Wall Tiles**
- 06/ Internal Paint Colour**
- 07/ Carpet**
- 08/ Timber look laminate flooring**
- 09/ Floor Tile**
- 10/ Carpet (Upgrade Option)**
- 11/ Premium Timber look laminate flooring (Upgrade Option)**
- 12/ Mirror Robe Doors (Upgrade Option)**
- 13/ Glass Splashback (Upgrade Option)**
- 14/ Reconstituted Stone Benchtops (Upgrade Option)**
- 15/ Blinds (Upgrade Option)**

TOWNLIVING™



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