



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 ¾ 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><li>+ Capped water point to 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>+ 20mm stone benchtops and laminate 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><li>+ Overhead cabinet (design specific)</li><li>+ 20mm stone benchtop</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, 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
External	+ Builders range Category 1 bricks to dwelling and garage + Traditional façade as per working drawings + MGP10 pine wall framing and trusses
Windows and External Doors	+ Designer front entry door – clear glazed + Double glazing to all windows + 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 (where required)
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 + 6 Point Drainage System



## General

Floor Coverings	<ul style="list-style-type: none"><li>+ Builders range Category 1 laminated timber flooring to entry, hallway, kitchen, meals and family (design specific)</li><li>+ Carpet to all bedrooms and 2<sup>nd</sup> living/ Rumpus/ Theatre/ Study (design specific)</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><li>+ Gloss finish to front entry and internal doors</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>

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.

### **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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Woodland 3039  4  2  2  
Lot 2 Solera Court, Monsants, Maiden Gully

HOME SIZE  
39 SQS

LAND SIZE  
1,502 m<sup>2</sup>

PRICED FROM  
**\$927,000**



### The Harmac Way

- ✓ 20mm stone benchtops
- ✓ 25 year structural warranty
- ✓ 2590mm high ceilings to ground floor
- ✓ 900mm European appliances
- ✓ Air-conditioning
- ✓ Brick Infills
- ✓ Dishwasher
- ✓ Double Glazed Windows
- ✓ Downlights Throughout
- ✓ Fixed site cost
- ✓ Floor coverings throughout
- ✓ Tiled shower bases

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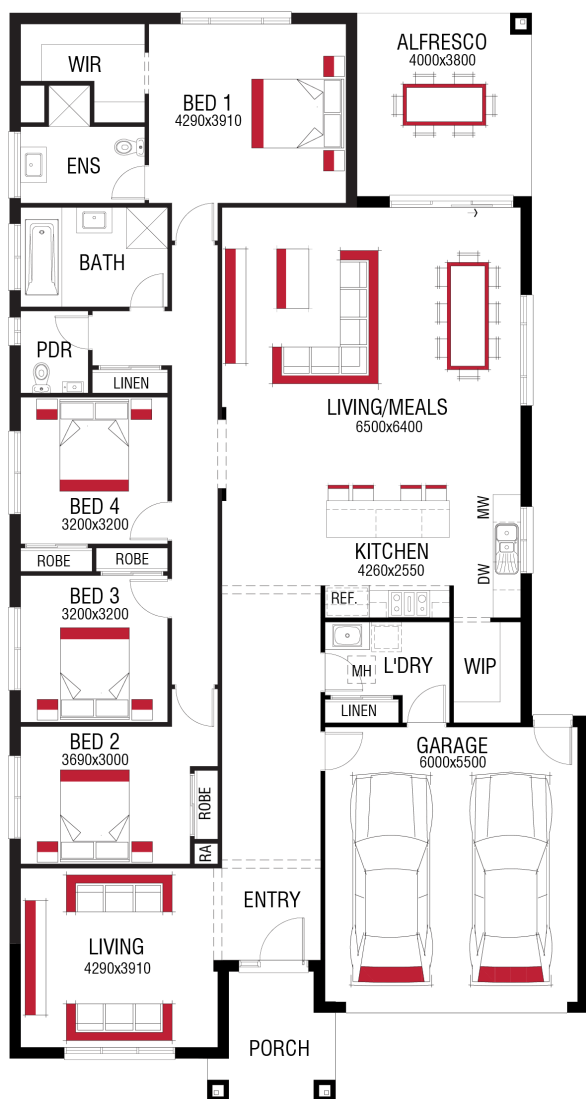


Pegasus 1427  4  2  2  
Lot 3 Solera Court, Monsants, Maiden Gully

HOME SIZE  
27 SQS

LAND SIZE  
1,500 m<sup>2</sup>

PRICED FROM  
**\$882,000**



### The Harmac Way

- ✓ 20mm stone benchtops
- ✓ 25 year structural warranty
- ✓ 2590mm high ceilings to ground floor
- ✓ 900mm European appliances
- ✓ Air-conditioning
- ✓ Brick Infills
- ✓ Dishwasher
- ✓ Double Glazed Windows
- ✓ Downlights Throughout
- ✓ Fixed site cost
- ✓ Floor coverings throughout
- ✓ Tiled shower bases

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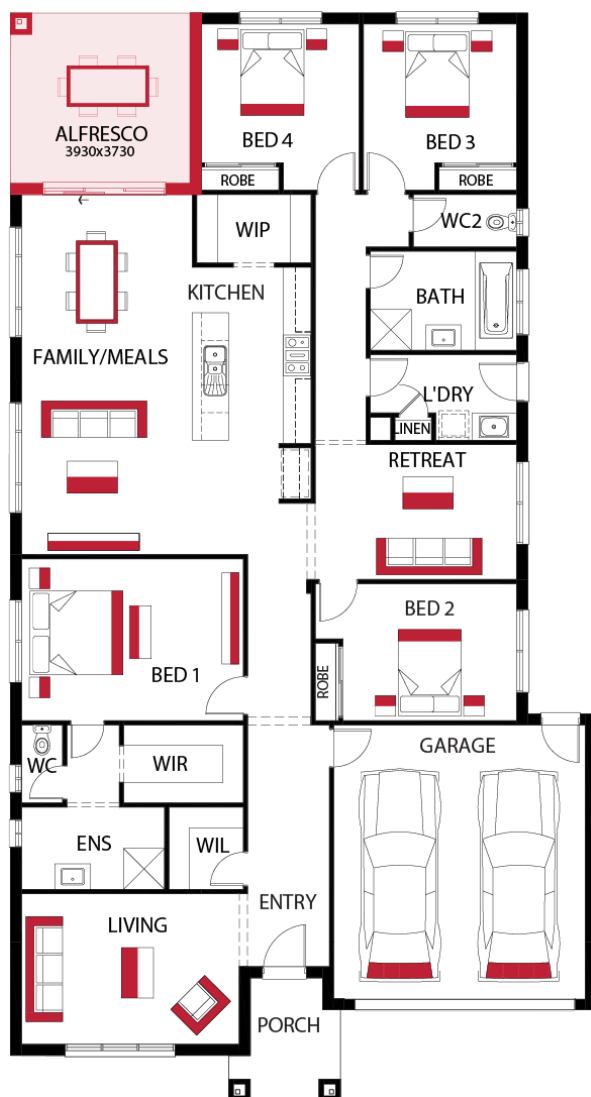


Denver 1427 🏠 4 🌧️ 2 🚗 2  
Lot 4 Solera Court , Monsants , Maiden Gully

HOME SIZE  
27 SQS

LAND SIZE  
1,500 m<sup>2</sup>

PRICED FROM  
**\$873,000**



### The Harmac Way

- ✓ 20mm stone benchtops
- ✓ 25 year structural warranty
- ✓ 2590mm high ceilings to ground floor
- ✓ 900mm European appliances
- ✓ Air-conditioning
- ✓ Brick Infills
- ✓ Dishwasher
- ✓ Double Glazed Windows
- ✓ Downlights Throughout
- ✓ Fixed site cost
- ✓ Floor coverings throughout
- ✓ Tiled shower bases

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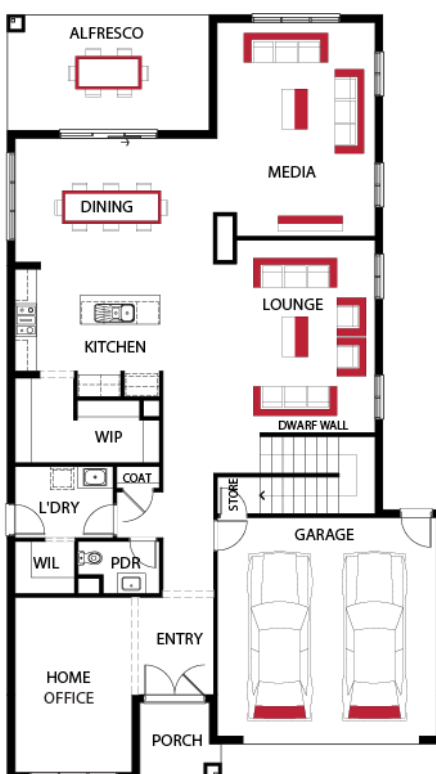
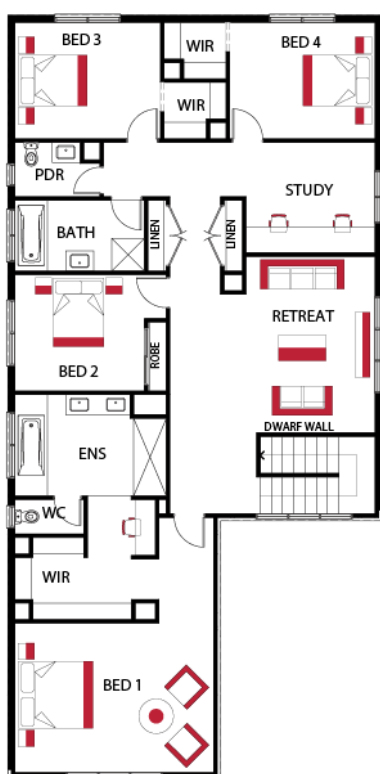


**Gemini 1444** 🏠 4 📏 2.5 🚗 2  
 Lot 5 Solera Court , Monsants , Maiden Gully

**HOME SIZE**  
 44 SQS

**LAND SIZE**  
 1,500 m<sup>2</sup>

**PRICED FROM**  
**\$1,051,000**



## The Harmac Way

- ✓ 20mm stone benchtops
- ✓ 3-coat paint system
- ✓ Dishwasher
- ✓ Fixed site cost

- ✓ 25 year structural warranty
- ✓ 900mm European appliances
- ✓ Double Glazed Windows
- ✓ Floor coverings throughout

- ✓ 2590mm high ceilings to ground floor
- ✓ Brick Infills
- ✓ Downlights Throughout
- ✓ Tiled shower bases

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