

Harppley

TOWNHOMES



Waterside living has arrived in Harpley, Werribee.

Perfectly positioned with waterfront views and just a short two-minute walk to the vibrant town centre via a convenient pedestrian footbridge, our latest release of turnkey 4-bedroom townhomes places lifestyle front and centre in Melbourne's thriving west.



Artist's Impression

Hamptons- inspired charm with a connected, urban lifestyle.

Blending timeless Hamptons-inspired design with modern functionality, this stunning townhome collection delivers spacious layouts, stunning streetscapes and effortless low-maintenance living in a premium waterside setting.

Whether you're a first home buyer, downsizer or savvy investor, these homes offer the perfect balance of lifestyle appeal and long-term potential. With one-part contracts, a low 5% deposit and no progress payments, the path to home ownership is simple, seamless and stress-free.

Your next chapter starts here — and it's waiting for you in Harpley.





A standout community in Melbourne's West.

Wake up to waterfront vistas, enjoy walks through beautifully landscaped trails and make the most of connected, community living. Thoughtfully designed to embrace its waterside setting, this release features north-facing balconies that maximise natural light and take in the surrounding water views — offering the perfect space to relax and unwind.





 Stockland | Harpley

Delivered in partnership with one of Australia's leading developers, Stockland, this exclusive release combines intelligent design, timeless aesthetics and a location designed for everyday ease.

Everything you need is already at your doorstep — from established amenities and retail to parks, walking trails and community spaces. With more than 12,000 residents set to call Harpley home, this is a growing, vibrant neighbourhood built around connection and convenience. Inside each home, quality inclusions and thoughtful layouts ensure every detail has been carefully considered to support modern living.

Your ten minute neighbourhood

Picture school drop-offs by foot across the lake, evening walks along the waterfront and a straightforward commute into Melbourne's CBD — all within a connected, family-friendly community designed for everyday ease.

Located just 35kms from Melbourne CBD, Harpley offers the perfect balance of lifestyle and convenience, with established amenities, green open spaces and everything you need close to home.



Shopping and amenities

Set amongst tranquil waterways and parklands, the Harpley Town Centre brings everyday convenience to your doorstep. Here, you'll find a Coles supermarket, Dan Murphy's, café, restaurants, specialty retail, medical services, a community centre and a range of professional services — all just moments from home.



Education

From early learning through to secondary school, Harpley makes every stage of education easily accessible. Lollypop Creek Primary School and Wallaby Childcare are just a short walk away via the pedestrian footbridge, while for older students, Walcom Ngarra Secondary College is conveniently located only a three-minute drive away.



Nature and green spaces

At Harpley, lakeside living is more than a backdrop — it's part of everyday life. With 23 per cent of the community dedicated to open space, residents can enjoy beautifully landscaped parks, waterways, walking trails and bike paths designed to encourage an active, outdoor lifestyle.



Healthcare

Quality healthcare is always within easy reach. Harpley Town Centre includes a convenient medical centre and pharmacy, ensuring essential services are close by for everyday peace of mind.



Transport

Getting where you need to go is simple. Wyndham Vale Train Station is just a short five-minute drive away, providing convenient access to Melbourne CBD and surrounding suburbs.



Masterplan supplied for the purpose of providing an impression of Harpley and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (May 2026).



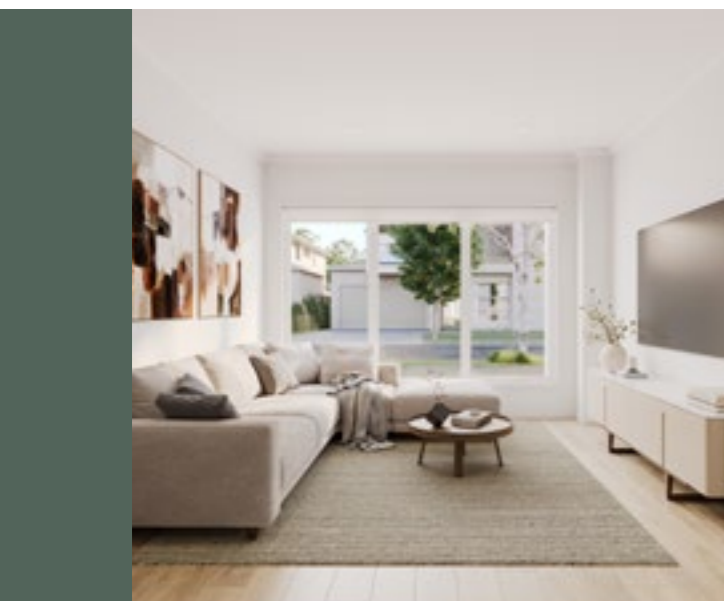
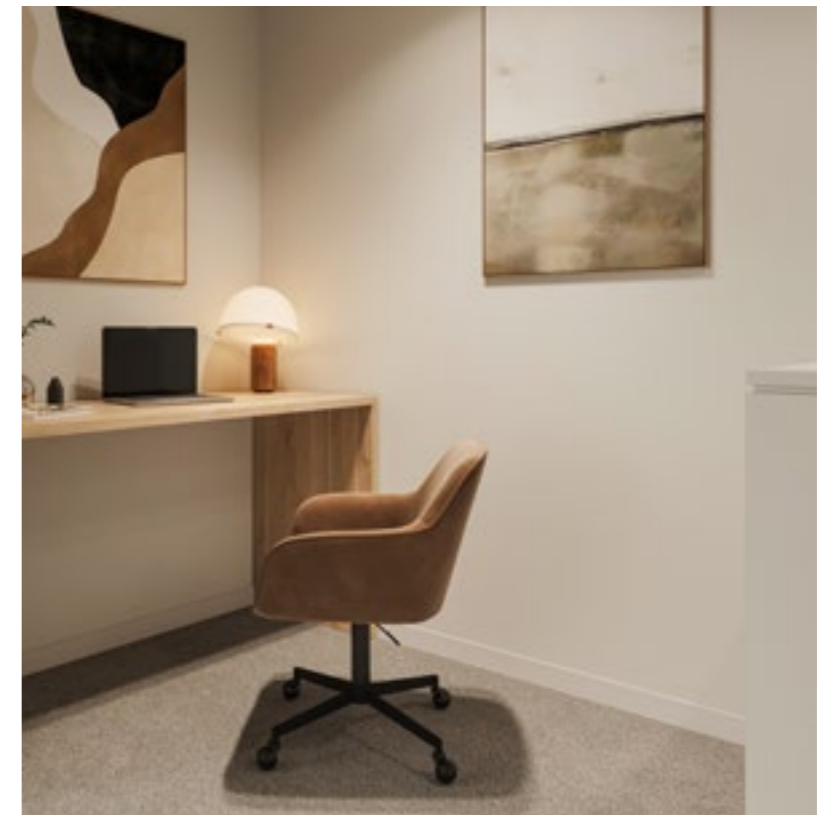
Introducing The Kennedy

Thoughtfully designed across two spacious levels, the Kennedy 21 delivers contemporary living with a focus on comfort, functionality and low-maintenance ease. Combining quality finishes with intelligent zoning, this home has been created to suit modern lifestyles.

Featuring four generously sized bedrooms positioned upstairs, including a beautifully appointed master suite with its own private balcony, the Kennedy 21 is perfectly suited to couples, growing families or savvy investors seeking strong lifestyle and rental appeal.

At the heart of the home, a light-filled open-plan kitchen, living and dining area creates a welcoming space for everyday living and effortless entertaining.





Key features of the Kennedy design

A spacious, centrally located kitchen is designed as the social hub of the home, with clear sightlines to the living and dining areas.

The upstairs master suite enjoys elevated views towards the town centre and waterway, complete with a private balcony, stylish ensuite and generous storage.

A dedicated upstairs study nook provides a practical and quiet space for working from home, study or homework.

Secondary bedrooms are thoughtfully zoned around the main bathroom and separate WC, creating a comfortable and private family wing.

Everyday functionality is enhanced by a powder room, under-stair storage, Euro-style laundry, and a walk-in linen closet.

Kennedy 21

Lots 4236 - 4242

 4
  1
  2.5
  2

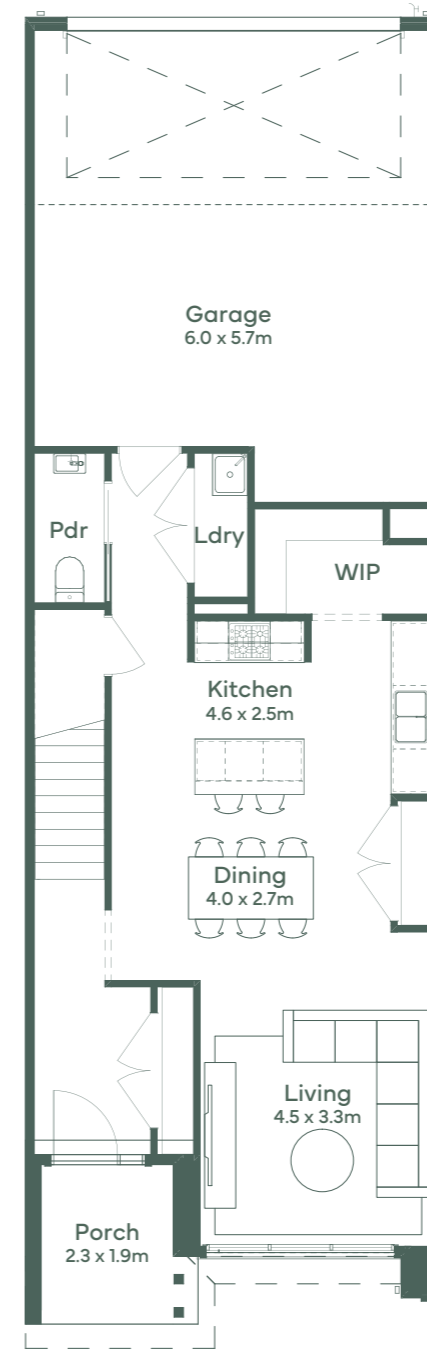
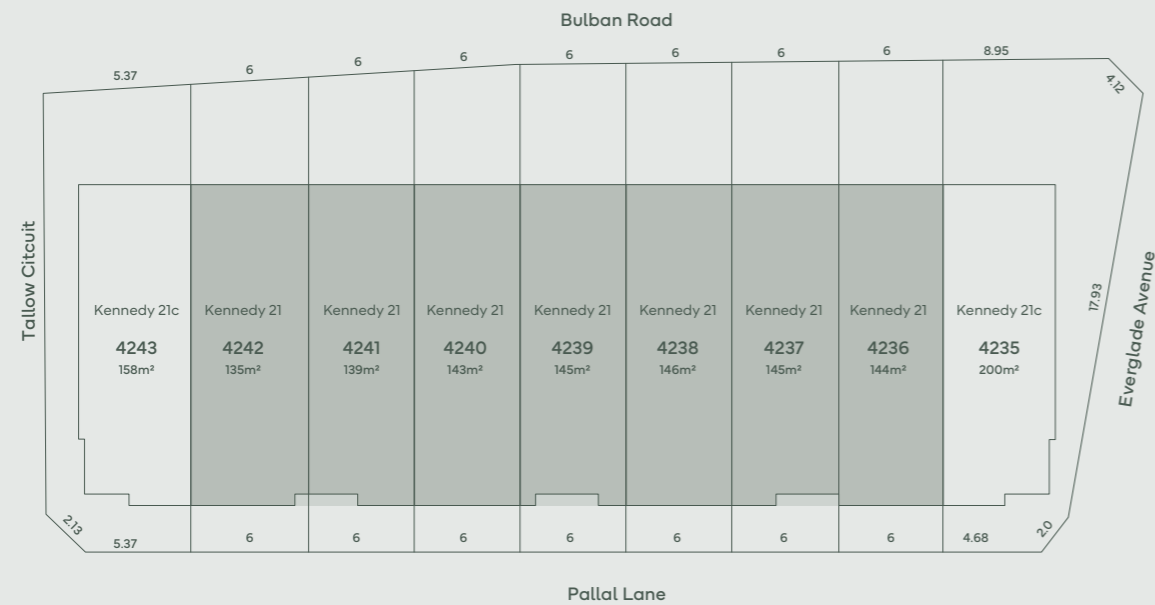
Land Size
135m² & 146m² 6m x 22.04m-24.28m

Room Sizes

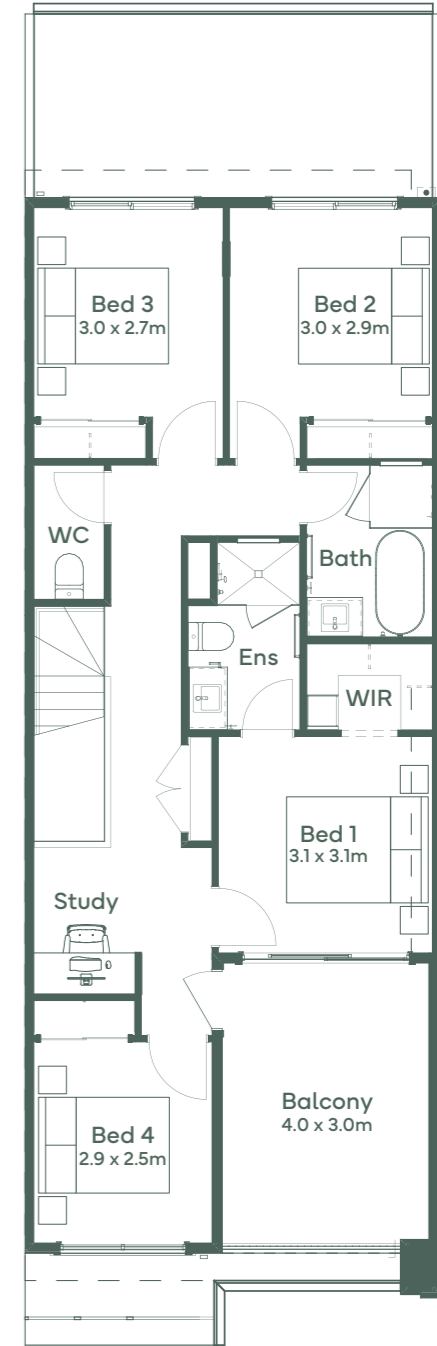
Bedroom 1	3.10 x 3.10
Bedroom 2	3.10 x 2.90
Bedroom 3	3.10 x 2.70
Bedroom 4	2.90 x 2.50
Living	4.50 x 3.30
Dining	4.00 x 2.70
Kitchen	4.60 x 2.50
Garage	6.00 x 5.70

Specifications

Ground floor	65.89m ²
First floor	79.25m ²
Garage	39.30m ²
Porch	4.71m ²
Balcony	12.37m ²
Total internal area	201.54m ²
Total external area	17.08m ²
Total	218.62m² 23.52sq



GROUND FLOOR



FIRST FLOOR

Laundry L Pantry WIP Ensuite ENS Walk in Robe WIR Powder Room PDR



Standard floorplan shown

All floorplans are for illustrative purposes only and may not represent the final product. Final design may differ to meet developer, NCC and other compliance requirements. Specifications and room sizes may differ based on selected facade.



Kennedy 21c

Lots 4243, 4235

 4
  1
  2.5
  2

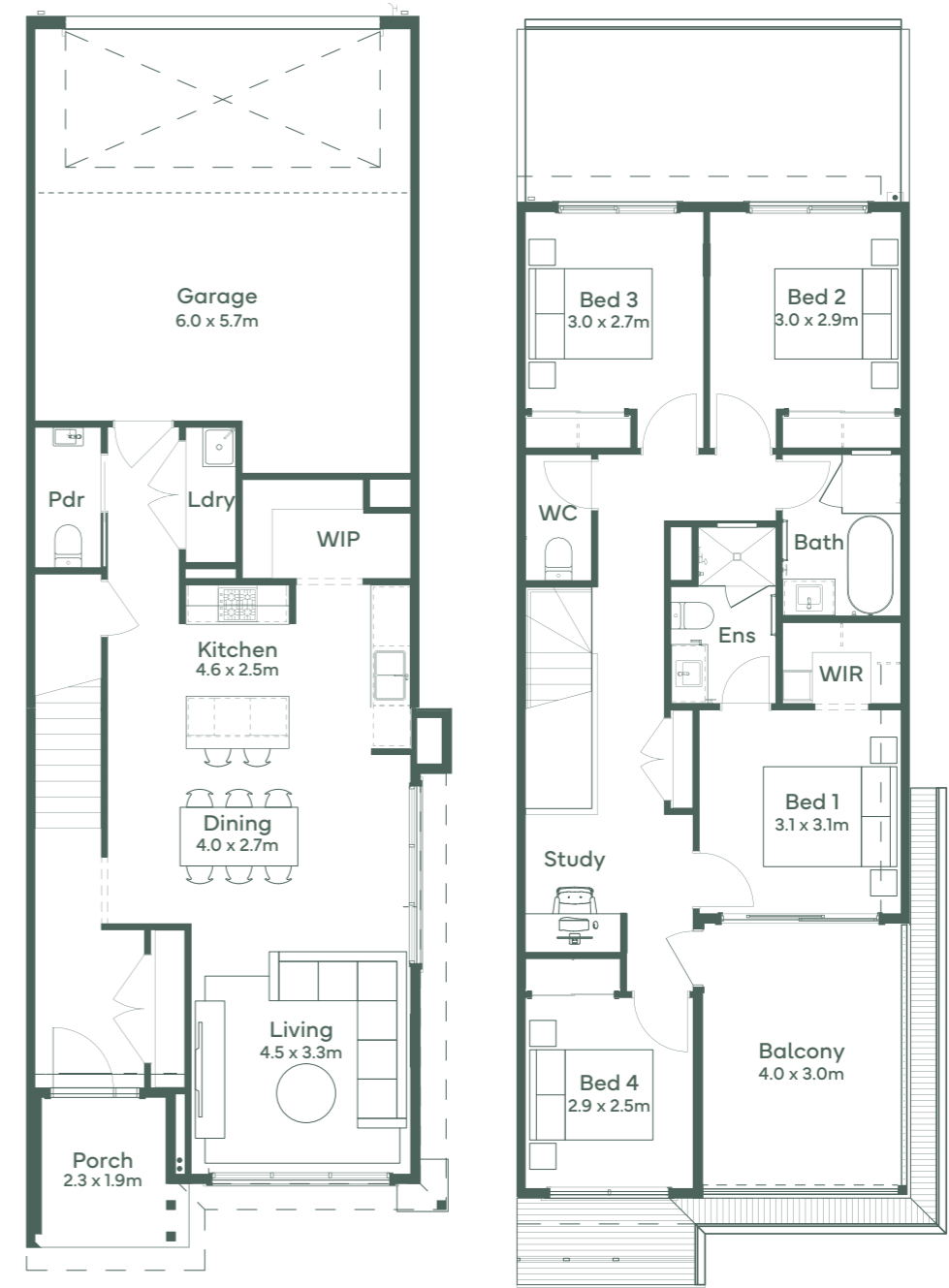
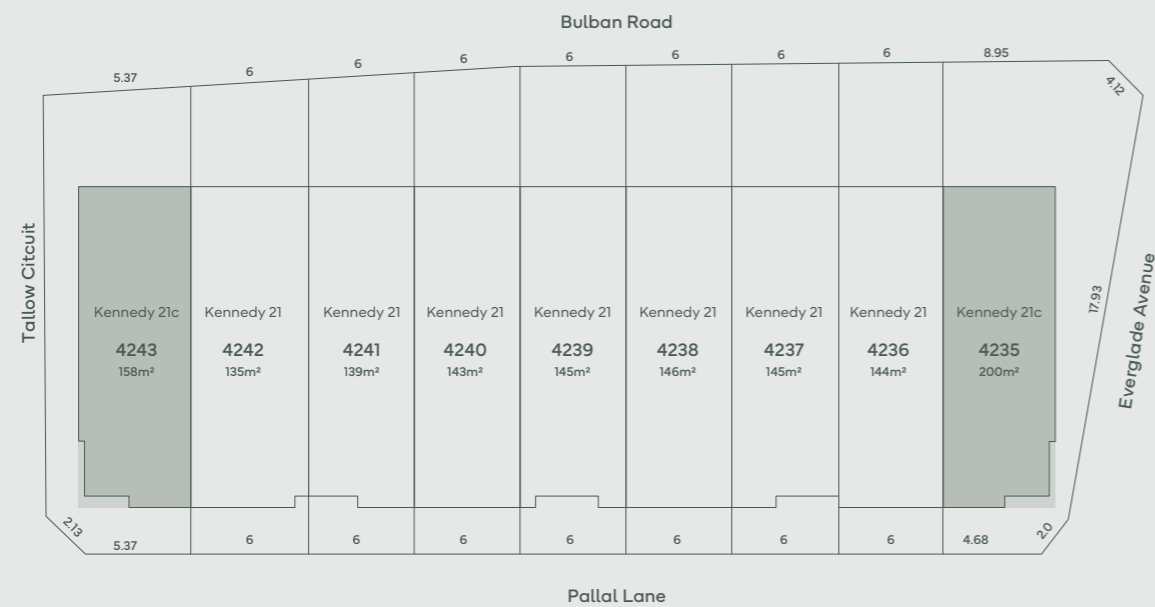
Land Size
158m² & 200m² 5.37m & 8.95m x 17.93m & 18.52m

Room Sizes

Bedroom 1	3.10 x 3.10
Bedroom 2	3.10 x 2.90
Bedroom 3	3.10 x 2.70
Bedroom 4	2.90 x 2.50
Living	4.50 x 3.30
Dining	4.00 x 2.70
Kitchen	4.60 x 2.50
Garage	6.00 x 5.70

Specifications

Ground floor	66.39m ²
First floor	78.27m ²
Garage	39.75m ²
Porch	4.71m ²
Balcony	13.29m ²
Total internal area	202.43m ²
Total external area	18.00m ²
Total	220.43m² 23.72sq



GROUND FLOOR

FIRST FLOOR

Laundry L Pantry WIP Ensuite ENS Walk in Robe WIR Powder Room PDR

Standard floorplan shown

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Inclusions

NCC 2022 REQUIREMENTS

Wet Areas	One step-free shower recess Single entry point with step-free threshold (<5mm) Noggins in wet areas for future grab rail installation
Energy Rating	7-star energy compliance 5kw photovoltaic panels with inverter to meet whole-home requirements

FOUNDATIONS

Slab	Engineered concrete waffle slab Part A slab penetration termite treatment Part B slab perimeter termite treatment (physical barrier)
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KITCHEN

Appliances	600mm stainless steel electric under-bench oven & gas cooktop 600mm concealed rangehood Freestanding stainless steel dishwasher
Sink	Undermount stainless steel sink
Materials	20mm Caesarstone arris edge benchtop (silica-free) Laminex melamine cabinetry with square-edge doors & panels Overhead cabinetry as per standard drawings Soft-close to drawers Ceramic tiled splashback
Tapware	Chrome mixer tap
Other	Capped water point to fridge space

BATHROOM & ENSUITE

Basin	Semi-inset seamless vitreous China basin
Shower	Semi-frameless pivot shower doors with tiled base
Toilet	Dual-flush vitreous China toilet suite and enclosed trap
Tapware	Single lever tapware, shower rail & bath outlet
Fixtures	Towel hook, single or double towel rail & toilet roll holder (chrome)
Mirrors	Polished edge mirrors above vanity
Exhaust Fan	Externally ducted exhaust fans with draft stoppers
Benchtops	20mm Caesarstone benchtop to Bathroom and Ensuite (design-specific)

Vanity	Laminate vanity unit to Bathroom and Ensuite
Tiles	Ceramic tiled niche to Bathroom and Ensuite showers Ceramic wall tiles to shower recess Floor & skirting tiles throughout
Bath	1500mm back-to-wall freestanding bath (design-specific)

LAUNDRY

Trough	45L freestanding laundry trough with metal cabinet & chrome mixer
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FLOOR COVERINGS

Carpet	Category 2 carpet to nominated rooms (refer to standard plans for locations)
Hard Floors	Laminated timber grain flooring to nominated rooms (refer to standard plans for locations) Ceramic floor tiles to wet areas nominated rooms (refer to standard plans for locations)

WINDOWS & EXTERNAL DOORS

Door	Painted feature entry door with clear glazing (design specific)
Windows	Aluminium glazed windows & doors with keyed locks (7-star rating)
Fittings	Double cylinder pull handle to entry door Entrance set to Front Entry door
Flyscreens	Aluminium mesh flyscreens to all openable windows

GARAGE

Doors	Powder-coated motorised sectional door with 2 remote controls & wall unit Internal Access Door (design specific)
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INSULATION

Energy Rating	Meets 7-star energy requirements
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CEILINGS

Ground Floor	2590mm high ceilings
First Floor	2440mm high ceilings

EXTERNAL

Façade	Façade as per approved architectural drawings
Bricks	Builders range bricks as per colour palette
Concrete	Concrete finish to porch floor (design-specific) Coloured reinforced concrete driveway (design-specific)
Landscaping	Full front & rear landscaping (design-specific)
Letterbox	As per developer guidelines
Fence	Fixed boundary fencing per developer requirements (design-specific)

INTERNAL

Stairs	Carpeted MDF treads & risers with painted handrail Under-stair storage (design-specific)
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HOT WATER SERVICE

Solar Heater	160L solar water heater with continuous flow booster Solar collector panel & storage tank positioned at builder's discretion
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ROOFING

Roof	COLORBOND® steel
Fascia & Gutter	COLORBOND® steel

FIXTURES & FITTINGS

Fittings	Lever passage sets & pull handles
Skirtings	67x18mm skirtings & architraves Tiled skirtings in wet areas
Doors	Flush panel internal doors with stops & chrome hinges
Robes	Single melamine shelf & hanging rail in robes Sliding robe doors with aluminium frames & vinyl coating Walk-in robe with 4 drawers
Blinds	Single roller blinds with silver base bar to all windows (excluding highlight windows)

PAINT & PLASTER

Internal Walls	3-coat low sheen acrylic to internal walls (one standard colour)
Internal Doors	Semi-gloss paint for internal timber & doors
Ceilings	Flat acrylic for ceilings
Cornice	75mm cove plaster cornice

HEATING & COOLING

Living	7.5kw split system to Living Area
Bedrooms	2.5kw split system to Master Bedroom Panel heating to all bedrooms

ELECTRICAL

Power Points	Double power points in all rooms (1 x per room)
Lights	LED downlights throughout (excl. Garage)
Smoke Detectors	Interlinked smoke detectors (AS3786 compliant)
External Lights	External lights per standard layout Waterproof motion sensor floodlight
TV & Data	1 x Telephone & TV points in Master Bedroom & Family Room 1 x TV antenna & Cat 6 data point

SERVICES - CONNECTIONS

Inclusions	Includes connection of water, sewer, telephone conduit & stormwater within allotment Connection to underground power & gas (where available)
Exclusions	Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your New Home Specialist if connection to natural gas is unavailable
External Tap	2 x external taps
Fibre Optics	Fibre optic connection per estate design guidelines

STRUCTURAL

Frame	90mm structural pine framing & pine truss roof Timber sizes to be in accordance with AS1684 Timber Framing Code
Guarantee	Lifetime Structural Guarantee (see website for full terms and conditions)

Simonds Homes reserves the right to substitute similar products to those referred to in this inclusion list should an item not be available.



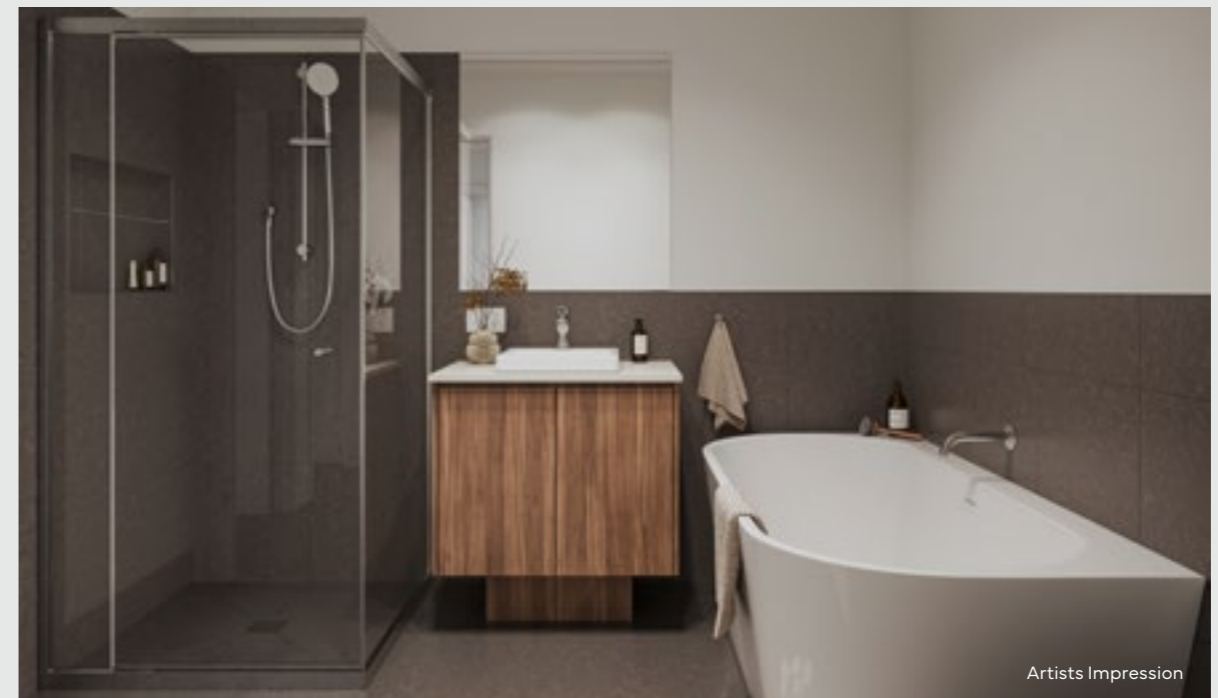
Colour Schemes

Tailor your new home to suit your personal style with two interior themes to choose between.

Haven



Umber



Renders are indicative of colour schemes and not the final product. Refer to the floorplan for room layout.





Why buy a townhome by Simonds?

Award-winning thinking, built for real life.

We've been shaping how Australia homes since 1949, delivering thoughtfully designed, quality-built homes for every stage of life. With a proud legacy spanning over 75 years, Simonds continues to lead the way in creating spaces where families can thrive — blending innovative design, practical living, and trusted craftsmanship across communities in Victoria, Queensland, and South Australia.

Fixed Price Contracts*

No hidden fees, no surprises

Lifetime Structural Guarantee*

For complete peace of mind

Quality Home

A trusted home builder for over 75 years

Smart Designs

Enjoy modern, functional layouts that maximise space and offer a contemporary living solution

Low Maintenance

Practical designs with thoughtful landscaping, creating less work and upkeep in the long run

First Home Buyer Government Grant Eligible^

If you're eligible you could save \$10K!

Turnkey Inclusions

Move into a home that's ready with everything you need so all you need to do is unpack!

*Terms and conditions apply, please see simonds.com.au for more details.

^The First Home Owner Grant is subject to government eligibility criteria not determined by Simonds Homes. All information in this brochure is general in nature only and must not be relied upon for any purpose whatsoever. Visit sro.vic.gov.au for more information.



Your new home journey, simplified.

At Simonds, we believe that the journey to your new home should be uncomplicated. That's why we're here to help you every step of the way.

1

Select your townhome

Choose the design that best suits your needs! We've got two different floorplan options to choose from so you'll be able to choose a layout that best suits your needs. Once chosen, your New Home Specialist will guide you through the deposit process.

2

Choose your colour scheme

Pick between two internal colour schemes for your new townhome.

3

Contract

We'll present you with a Fixed Price HIA Construction Contract based on your selections.

4

Construction stages*

Base stage

Slab and footings go down.

Frame stage

See your dream home take shape with your internal and external walls and roof trusses complete.

Lock up

This is where you'll see all your roofing & external walls complete plus windows & exterior doors installed.

Fixing

Your home is in the final stretch with interiors, doors, kitchens & bathrooms complete!

Completion

All your flooring is complete. Certificate of occupancy is issued.

Settlement

Time to enjoy your new home!

5

Handover & support

Congratulations on your new home! Now it's time to sit back, relax, and enjoy seeing all of your hard work paid off. With our Lifetime Structural Guarantee*, you can rest assured that we'll be with you every step of the way to provide the support you need.

*Terms & conditions apply, customer acknowledges and accepts that the definitions of each progress stage, as set out in the building contract, apply at all times.

Artists Impression

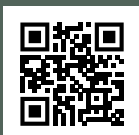


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