



Artists Impression

Live bigger in

Harpley

TOWNHOMES

HARPLEY

A lakeside lifestyle awaits in the heart of Werribee

Nestled within the established Harpley community in Werribee, our latest release of contemporary 4-bedroom townhomes is surrounded by scenic walking trails, bike paths, adventure playgrounds, schools, and future town centre amenities — just around the corner.

Just over 35kms from Melbourne's CBD, Harpley is a masterplanned neighbourhood designed for connection, with a focus on open green spaces, waterfront living, and a strong sense of community. It's the perfect setting for first home buyers, right-sizers, or savvy investors seeking long-term value, an enhanced lifestyle and rental appeal.

Now's the time to make your move — and make Harpley home.





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Why buy a
townhome with
Simonds?



✓ **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 srovic.gov.au for more information.



Welcome to the neighbourhood.

At Harpley, nature
and daily convenience
intertwine to offer a life
of ease and relaxation.



Welcome to Harpley – one of the most sought-after postcodes in the West.

Located in a flagship suburb in Melbourne's thriving west and developed by Stockland, one of Australia's leading master-planned community developers, Harpley stands out not just for its investment potential, but for its welcoming, family-friendly community.

✓ Shopping and amenities

Positioned alongside tranquil waterways and parkland, the Harpley Town Centre is home to your everyday necessities, including a Coles supermarket, Dan Murphys, specialty stores, cafés, restaurants, a community centre, medical facilities, and professional services.

✓ Education

Your daily school drop-off and pick-up will be smooth sailing in Harpley. From early learning to primary and secondary school, every stage of your child's education is conveniently located within the Harpley community and its surrounds.

✓ Nature and green spaces

Designed for residents who embrace an active, outdoor lifestyle, Harpley offers so much more than just walking trails and bike paths. With proposed lakeside waterfront living, adventure parks, dog parks, playgrounds and playing fields, every corner of the community invites you to get outside and stay connected.

✓ Staying connected

A stone's throw away from Werribee town centre and 35kms from Melbourne's CBD, Harpley remains connected via direct access to the Princes Freeway. Commutes are made easy with the nearby Werribee Train Station, which offers a 40-minute journey into the CBD.





Images, photos, plans, maps, measurements, and other information are for general illustration purposes only and are not to scale. Actual facilities, amenities, infrastructure, and their configuration are indicative of current or proposed amenity and infrastructure delivery and design, which may be subject to change without notice. Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. August 2025

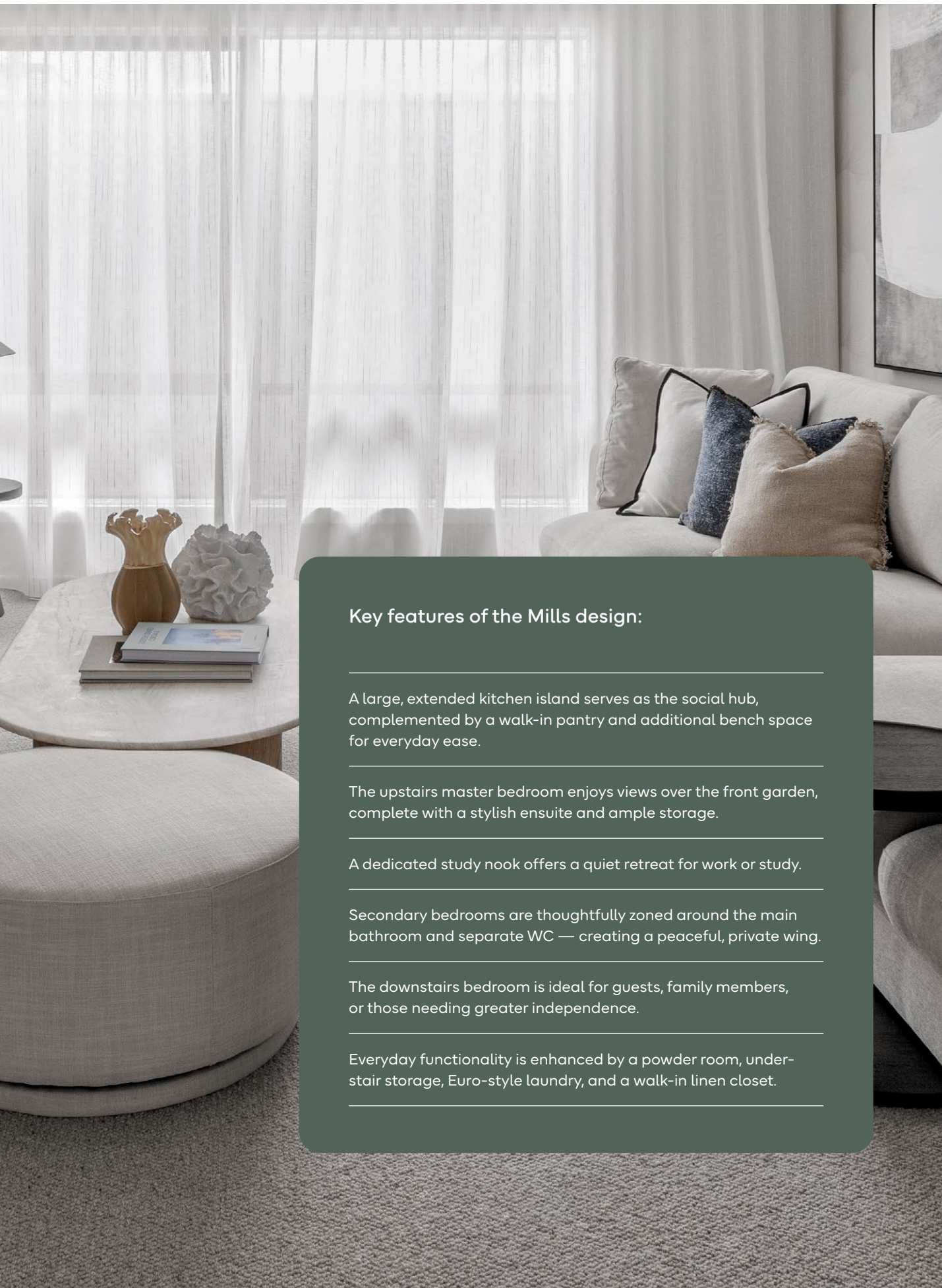
At a glance: the Mills design

Thoughtfully designed across two spacious levels, the Mills offers a modern layout with quality finishes tailored for comfortable, low-maintenance living.

Featuring four bedrooms, three bathrooms, and a rear-loaded double garage, this design delivers both functionality and flexibility — perfect for growing families, multi-generational living, or savvy investors looking to maximise rental appeal.

At the heart of the home, a light-filled open-plan living, dining and kitchen area connects seamlessly to a private courtyard, creating the ideal setting for entertaining or unwinding. Upstairs, a generous master suite includes a walk-in robe and ensuite, while a guest suite or optional second master bedroom is positioned on the ground floor for added privacy.





Key features of the Mills design:

A large, extended kitchen island serves as the social hub, complemented by a walk-in pantry and additional bench space for everyday ease.

The upstairs master bedroom enjoys views over the front garden, complete with a stylish ensuite and ample storage.

A dedicated study nook offers a quiet retreat for work or study.

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

The downstairs bedroom is ideal for guests, family members, or those needing greater independence.

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

Internal colour schemes

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

Haven



Umber



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

Inclusions

Our turnkey inclusions mean all you need to do is move in and unpack...

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)

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	Sliding 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)

INSULATION

Energy Rating	Meets 7-star energy requirements
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CEILINGS

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

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

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	Powder-coated metal roof
Fascia & Gutter	Powder-coated metal fascia & gutter

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)







Enjoy style,
space and
functionality



Mills 19c

CORNER

 4  1  3  3  1  2

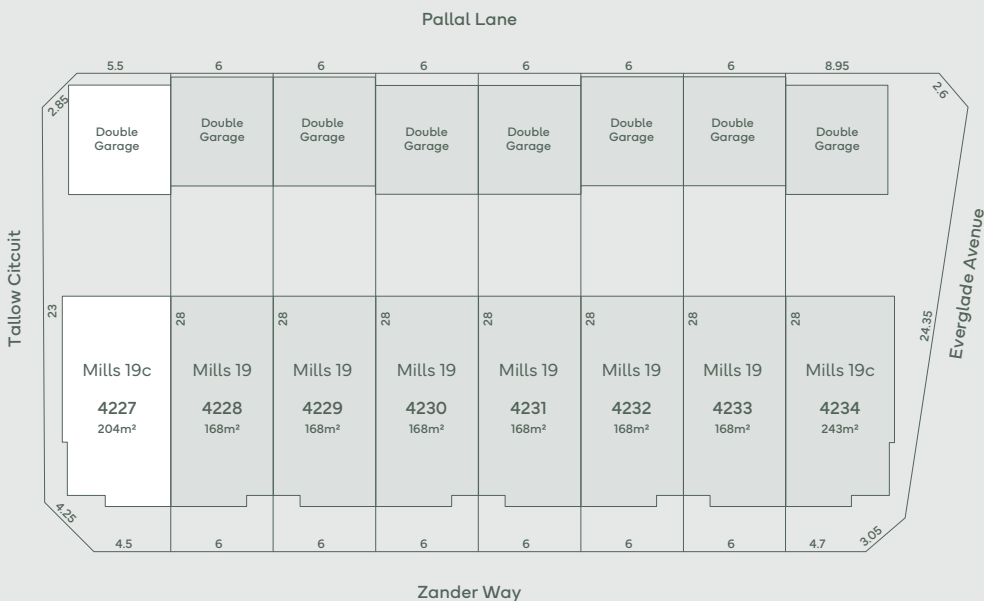
Land Size
187.5m² 7.5m (W) x 25m (L)

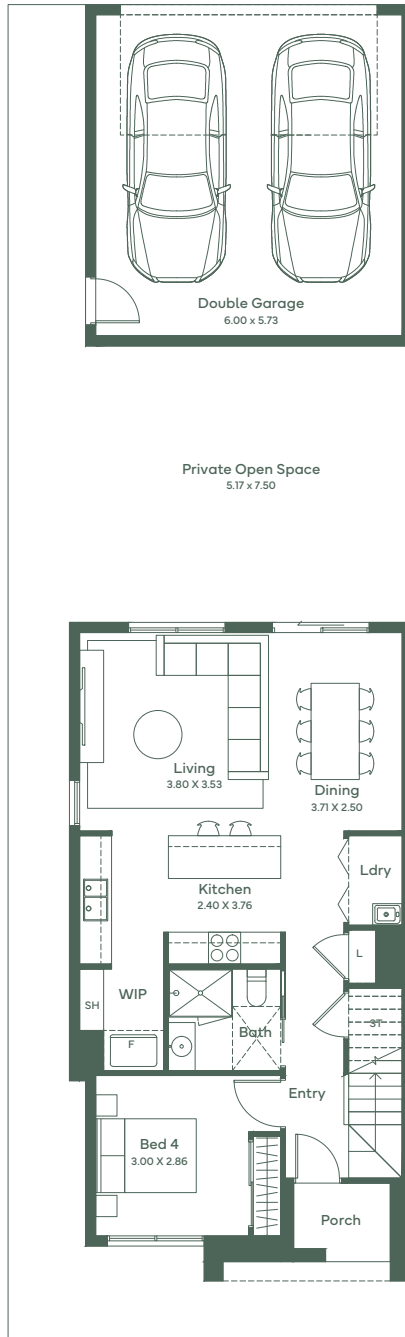
Room Sizes

Bedroom 1	3.91 x 3.46
Bedroom 2	3.00 x 2.75
Bedroom 3	3.00 x 2.89
Bedroom 4	3.00 x 2.86
Living	3.80 x 3.53
Dining	3.71 x 2.50
Kitchen	2.40 x 3.76
Garage	6.00 x 5.73

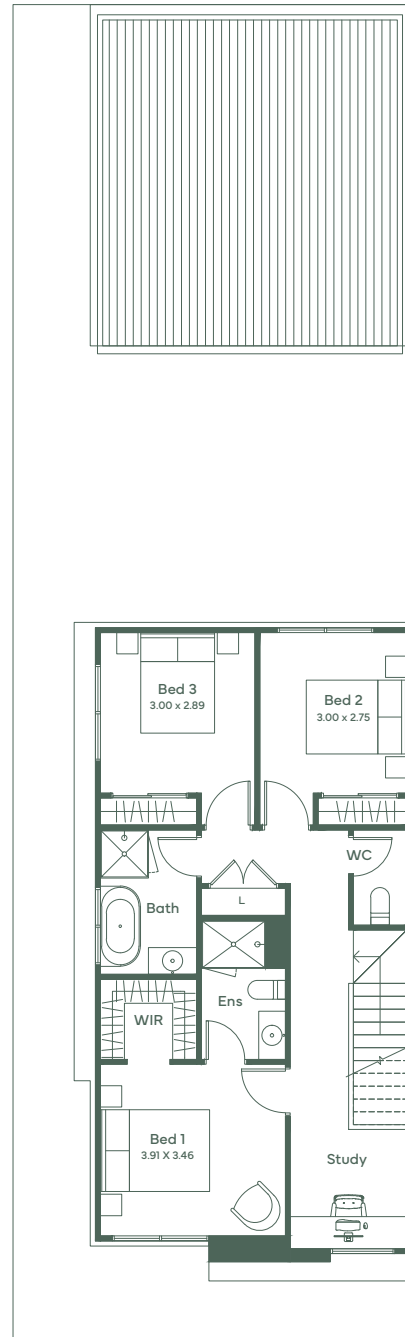
Specifications

Ground floor	70.60m ²
First floor	68.80m ²
Garage	38.65 m ²
Total internal area	178.05m ²
Total external area	2.50m ²
Total	180.55m ² 19.43sq





GROUND FLOOR



FIRST FLOOR

Legend

Linen	L	Pantry	P	Fridge	F	Shelves	SH	Storage	ST
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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.

Mills 19

4 1 3 3 1 2

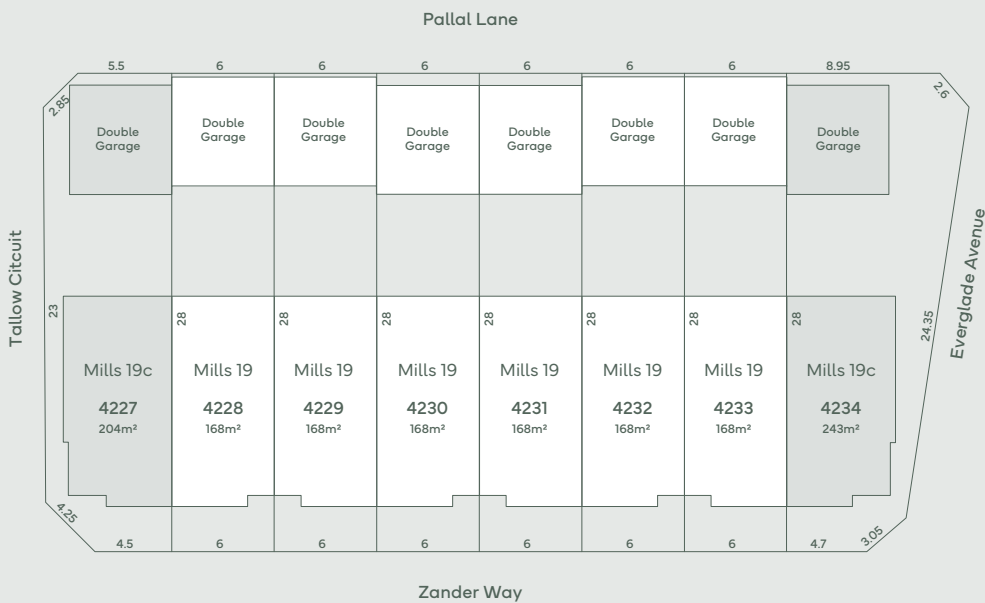
Land Size
150m² 6m (W) x 25m (L)

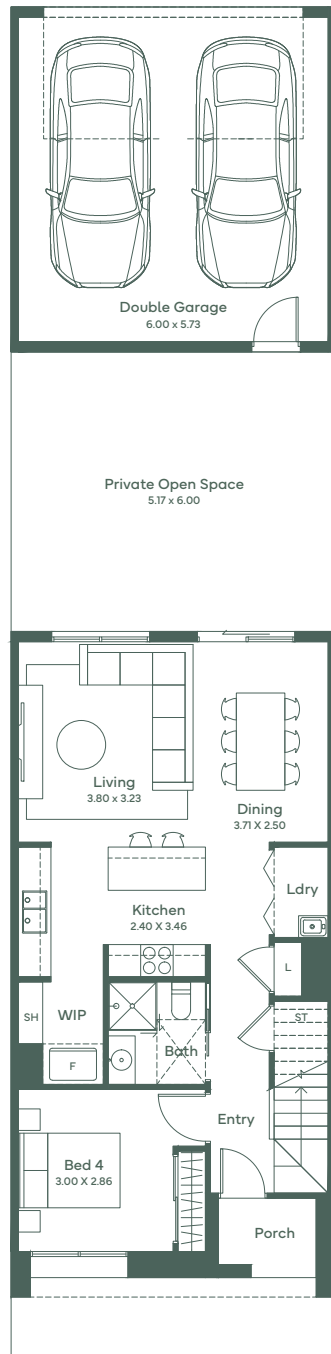
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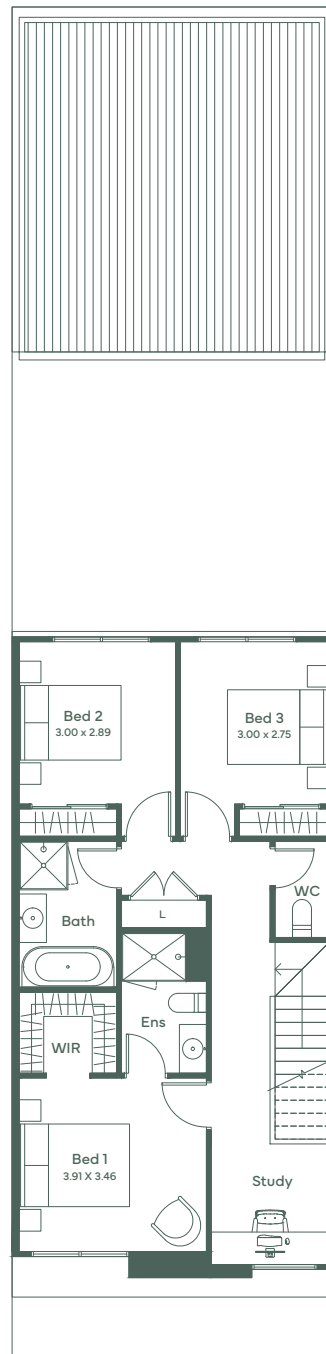
Specifications

Ground floor	68.50m ²
First floor	69.35 m ²
Garage	38.30 m ²
Total internal area	176.15 m ²
Total external area	2.50 m ²
Total	178.65m ² 19.23sq





GROUND FLOOR



FIRST FLOOR

Legend





Linen L	Pantry P	Fridge F	Shelves SH	Storage ST
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Mills 19c

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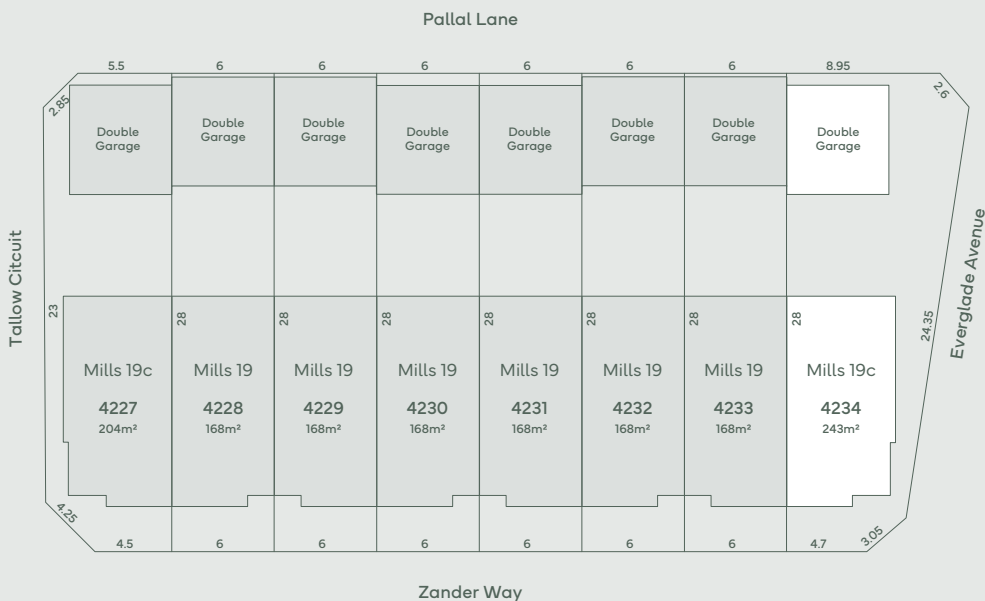
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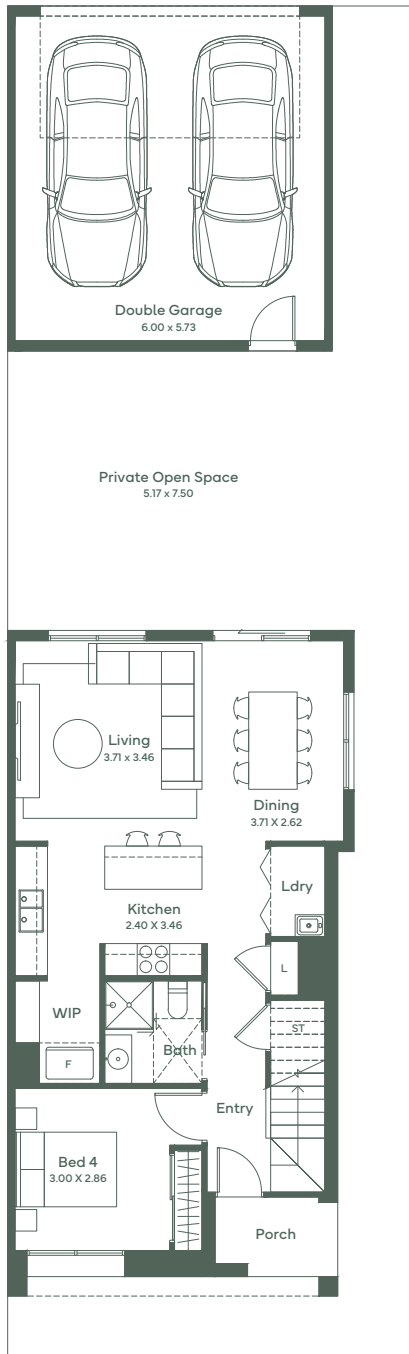
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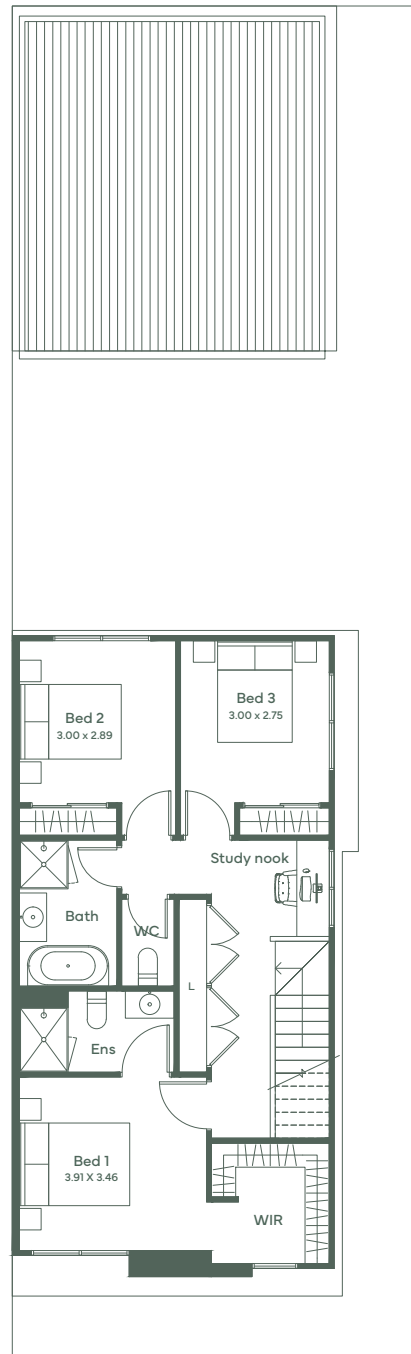
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Your new home journey, simplified

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.





Payments

All progress payments are per Housing Industry Association (HIA) payment schedule listed in HIA contract.





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^T&Cs apply and exclusions apply. Speak to a Sales Professional for specific lot details. See [website](https://simonds.com.au) for full T&Cs. All images are for illustration purposes only.
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