



Harli

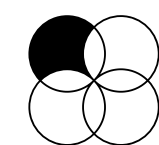
C.WEST 3977

The Sanctum Living Residences

A collection of 7 Star, Zero Carbon, All-Electric,
Turnkey Family-Sized Residences.

BROUGHT TO YOU BY

RESOLUTION ^P_G



creationhomes



Artist's impression

Have You Met Harli?

Harli is a new 7 Star community that promises a future-focused way of life, ready for you right now. Underpinned by the concept of harmonious living, every facet of life at Harli embraces a richer, gentler and more rewarding future in Melbourne's southeast.

Harli proudly calls Cranbourne West home, placing you on the doorstep to every element of contemporary living. Here, you'll enjoy the convenience of having existing shops, schools, parks and community facilities on your doorstep from day one.



Introducing the Sanctum Living Residences

Building upon the future-focused foundations of the Harli Community, the Sanctum Living Release features a collection of seven turnkey, family sized residences.

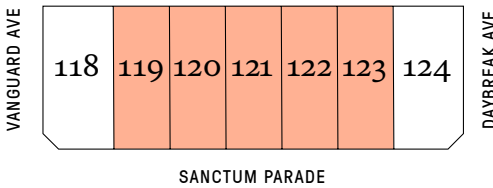
Positioned within the community’s stunning streetscape along Sanctum Parade, each of the 3 bedroom, 2 bathroom, double garage residences deliver comfort in the form of spacious, light-filled, north-facing living areas and convenience through its connection to the Harli wetland park just a short walk from home.



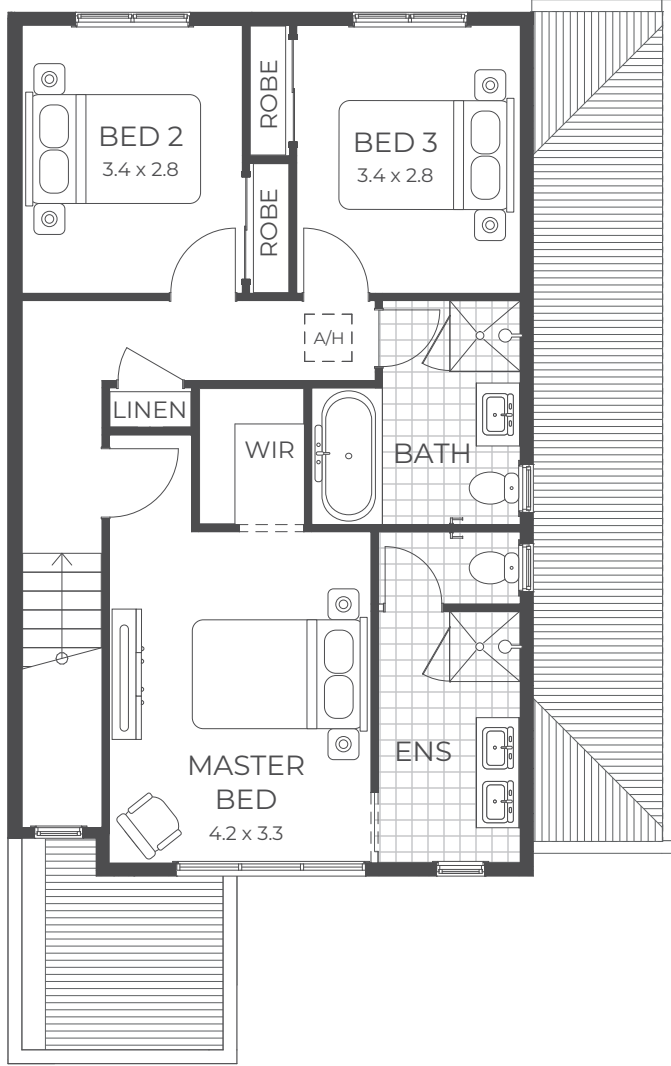
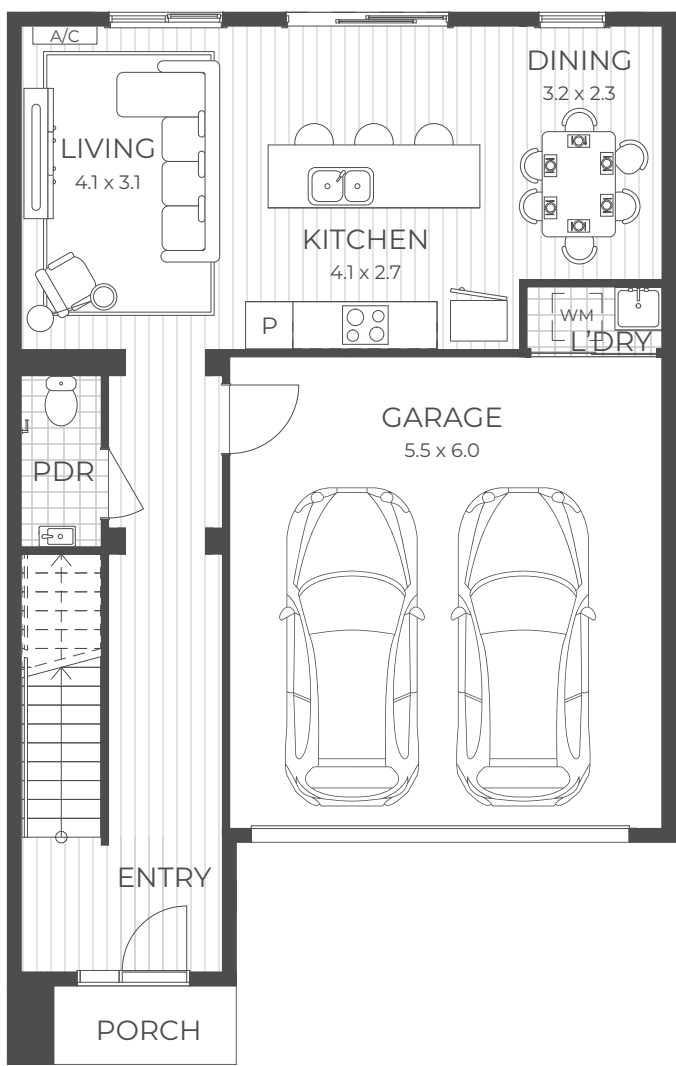
A Blueprint for Modern Living

Sanctum Living Residence Type 1

LOTS 119 – 123

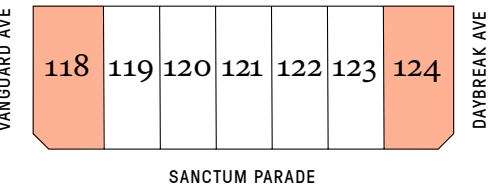


3	2.5	1	2
HOUSE SIZE	167.73m ²		
GROUND FLOOR	60.00m ²		
FIRST FLOOR	70.37m ²		
GARAGE	35.02m ²		
PORCH	2.32m ²		

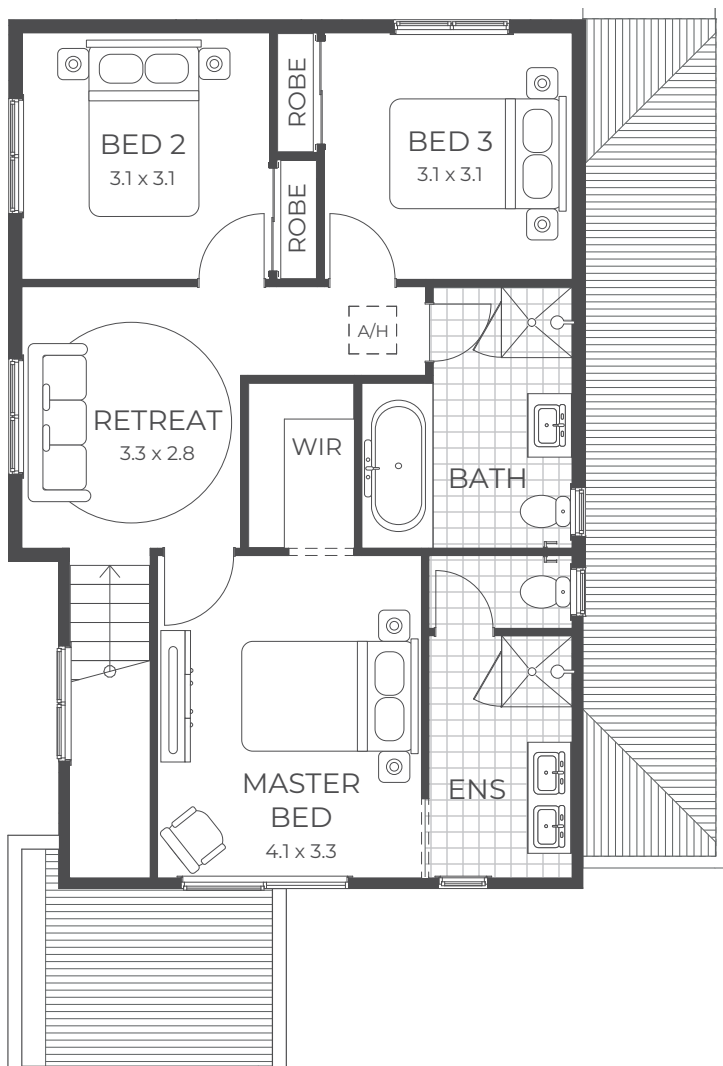
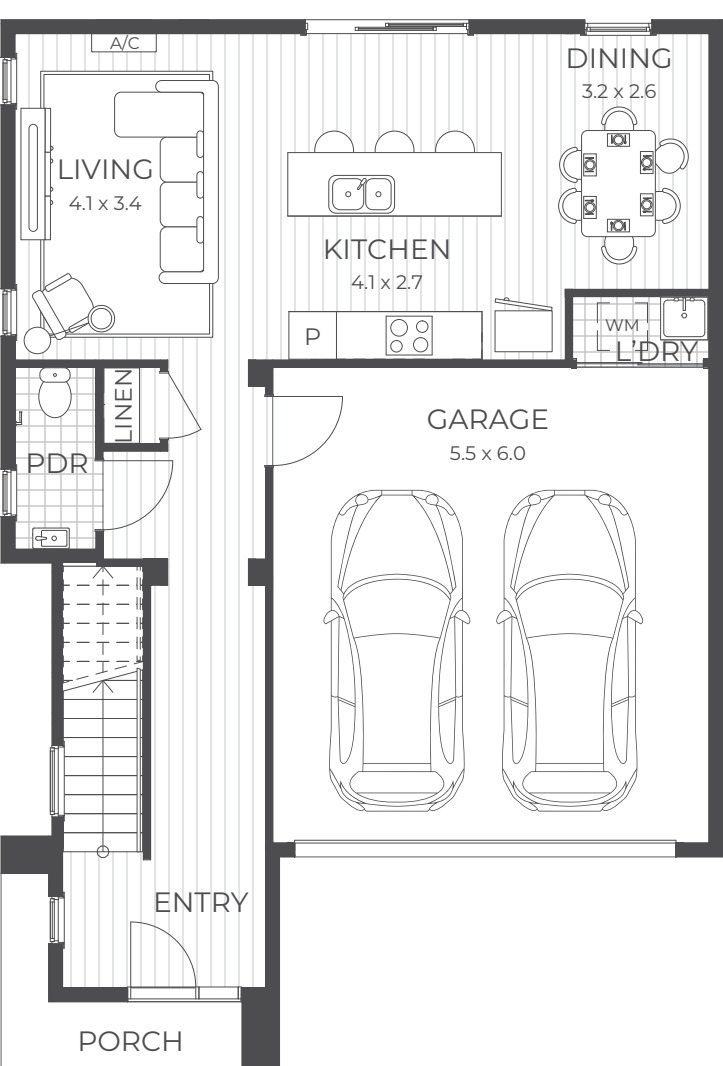


Sanctum Living Residence Type 2

LOTS 118 & 124



3	2.5	2	2
HOUSE SIZE	178.41m ²		
GROUND FLOOR	64.18m ²		
FIRST FLOOR	74.44m ²		
GARAGE	35.02m ²		
PORCH	4.76m ²		



High-Performance Design and Fully Inclusive Turnkey Convenience

Each of the Sanctum Living residences typifies the standard of contemporary sustainable living at Harli.

Considered design delivers an efficient floorplan with a master walk-in-robe and ensuite, ample north-facing living space and the option of two interior colour schemes.

All residences include a double garage and feature landscaping to the front and rear gardens and a fully sealed driveway.

The result is a home life that’s as functional as it is convenient.



FIXED SITE WORKS



7 YEAR STRUCTURAL
GUARANTEE



7 STAR ENERGY
RATING



FRONT & REAR
LANDSCAPING



ALL-ELECTRIC
APPLIANCES



DRIVEWAY
& FENCING



Internal Light



Carpet

Light Stone



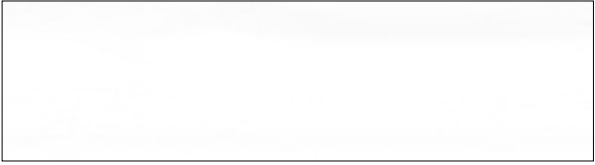
Laminated Floorboard

Buck Wheat



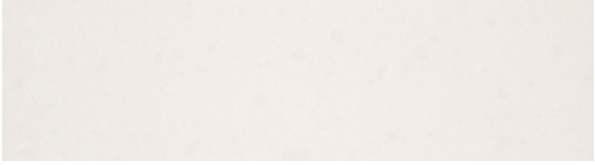
Kitchen Doors & Drawers

Classic White Sheen



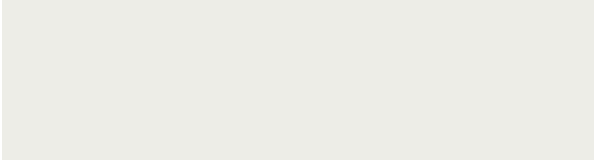
Kitchen Tiled Splashback

White Matt



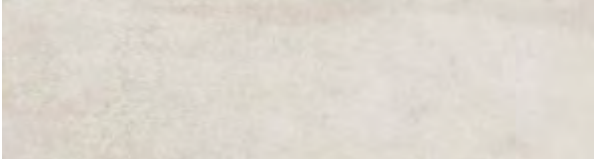
Bathroom & Kitchen Stone Benchtop

Organic White



Wall, Ceiling & Cornice Paint

New Homes White



Floor & Wall Tiles

Ivory



Bathroom Doors & Drawers

Maison Oak Matt

DISCLAIMER: Information contained herein is subject to change without notice. No responsibility is accepted by Resolution Property Group Pty Ltd (and its related bodies corporate) or Core Projects (VIC) Pty Ltd for any action taken in reliance thereon. Prospective purchasers should make their own enquiries to satisfy themselves on all aspects. Details herein do not constitute any representation by Resolution Property Group Pty Ltd or CoreProjects (VIC) Pty Ltd and are expressly excluded from any contract. Images are artist's impression for illustrative purposes only. This plan is indicative only and specific uses, road alignment and boundaries shown may vary due to detail design consideration and approval by the relevant authorities.



Internal Dark



Carpet

Asphalt



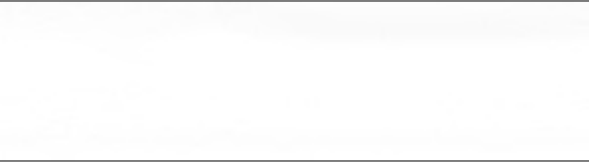
Laminated Floorboard

Maize



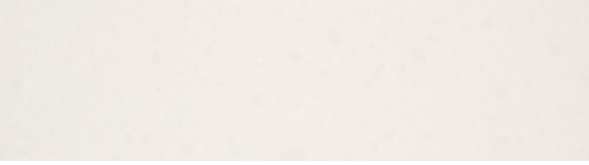
Kitchen Doors & Drawers

Strata Grey Matt



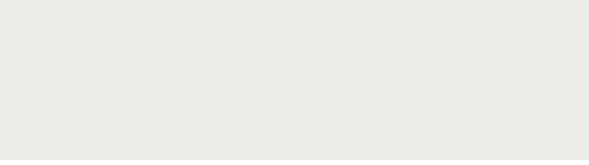
Kitchen Tiled Splashback

White Matt



Bathroom & Kitchen Stone Benchtop

Organic White



Wall, Ceiling & Cornice Paint

New Homes White



Floor & Wall Tiles

Charcoal



Bathroom Doors & Drawers

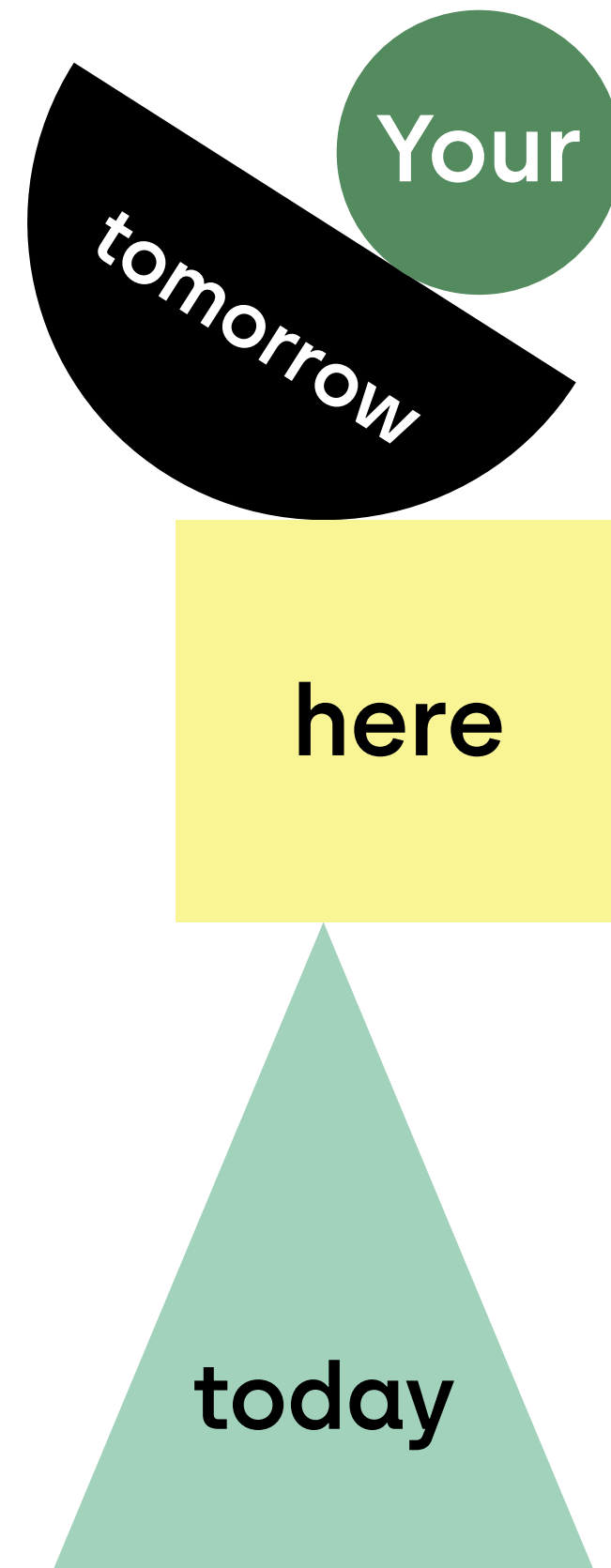
Tesuto Milan Matt

The Inclusions

PRELIMINARY AND SITE WORKS	Survey, soil test and site inspections	
	Building permit application fees (Excludes Community Infrastructure Levy)	
	Earthworks including levelling of building platform, bored piers and rock excavation, where required*	
	Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively	
	Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction	
	Connection of underground gas and water supply including metering	
	7-star energy rating	
	Concrete waffle slab as per engineer’s design	
	Bushfire compliance upgrade (up to BAL 12.5 and where applicable)	
EXTERNAL FEATURES	Garage door	Colorbond® sectional garage door with auto opener & two handsets and one transmitter
	Antenna	TV antenna with quad shield coaxial cable
	Hot water	Electric heat pump hot water system
	Recycled Water	Recycled water included
	Rainwater Tank	Rainwater tank with a minimum volume of 1,000 Litres
	Solar Panels	Solar photovoltaic (PV) system designed to generate renewable energy equal to 100% of a home’s electricity demand on an annualised basis using Sustainability Victoria’s First Rate 5 Whole-of-Home Tool
EXTERNAL DETAILING	Electric Charging	Single phase connection for EV charging (charging unit excluded)
	Windows	Double glazed powder coated aluminium windows with keyed-alike window locks and keyed locks to all external sliding doors
	Flyscreen	Flyscreens to all opening windows and sliding doors
	Front door	Featured front door and timber entry door frame

LANDSCAPING AND FENCING	Landscape	Landscaping to front yard including a combination of turf and mulched garden beds with plants & trees (season dependent). Rear landscaping including turf, shaped & mulched garden beds & Lilydale (or equivalent) toppings to sides of house with irrigation and auto timers front and back
	Driveway	Exposed aggregate concrete driveway, front entry porch & path to suit covenants and/or guidelines
	Fencing	1800mm high capped timber paling fence with exposed post, including wing fence and/or gate to suit estate design covenants
	Letterbox	Pre-cast concrete letterbox with colour to match house
	Clothesline	Fold out clothesline in rear yard
	Water taps	2 x garden taps, one located to the front water meter and one adjacent to the external Laundry door
HEATING AND COOLING	Heating & Cooling	7KW A/C split system to ground floor family/living room, 2.5KW A/C split system to master bedroom and first floor retreat (if applicable)
PEACE OF MIND	Maintenance	Three months maintenance warranty
	Warranty period	Seven year structural guarantee
INTERIOR DETAILING	Carpet	First quality carpet with underlay to non tiled, non timber laminate areas and staircase (if applicable), including aluminium edge strip to carpet/tiled junctions
	Flooring	Timber laminate flooring to ground floor entry, hallway, living areas and kitchen
	Ceiling height	2550mm (nominal) ceiling heights to the ground and 2440mm (nominal) ceiling height to the first floor
	Cornices	75mm cove cornice throughout
	Paint	Quality acrylic paint to all walls and ceilings (3 coats in Living, Hallway and Entry. 2 coats in the remaining of the house as per industry standard). Haymes Paints (Australian owned)
	Door handles	Chrome lever internal door handle
	Wardrobes	Laminate melamine shelf with hanging rail Vinyl robe sliding doors with chrome trims
	Blinds	Blockout blinds to all bedrooms and living areas
ELECTRICAL AND SAFETY	Smoke alarm	Hard wired smoke detectors with battery back-up
	Cable points	2 x free-to-air TV points
	Powerpoints	Double powerpoints throughout and external waterproof powerpoint(s) where applicable
	Downlights	Recessed LED downlight in white non-metallic polyamide housing with diffuser
	Garage light	Single batten fluorescent tube
	Exhaust fans	Where applicable

KITCHEN	Appliances	Electric appliances <ul style="list-style-type: none">• 600mm induction cooktop• 600mm fan forced oven• 600mm Undermount rangehood• 600mm dishwasher
	Benchtops	20mm engineered stone benchtop
	Joinery	Fully laminated kitchen cabinetry and melamine base with finger-pull doors and drawers, and push to open to pantry cupboard
	Splashback	Brick pattern subway tile splashback 75mm x 300mm
	Sink	Stainless steel undermount double bowl sink
	Tapware	Pin lever gooseneck sink mixer in chrome
BATHROOM AND ENSUITE	Shower screen	Semi frameless, clear safety glass ‘pivot’ shower screens
	Joinery	20mm engineered stone benchtop to bathroom and ensuite
	Basin	Above counter basin (or semi-recessed basin where required)
	Toilet	Rimless toilet suite in white with soft close seat
	Floor/wall finish	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Mirror	Polished edge & frameless mirror over vanity units
	Tapware	Pin lever basin mixer in chrome
	Shower	Hand shower on rail with tiled base and stainless steel grate
	Bath	Inset acrylic bath in white with tiled bath hob
POWDER ROOM (HOUSE SPECIFIC)	Glazing	Obscure glazing windows (where applicable)
	Accessories	Single towel rail, hand towel ring and toilet roll holder in chrome
	Joinery	Wall hung basin with mirror
	Toilet	Rimless toilet suite in white with soft close seat
	Floor/wall finish	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Mirror	Polished edge & frameless mirror over vanity units
LAUNDRY	Tapware	Pin lever basin mixer in chrome
	Glazing	Obscure glazing windows (where applicable)
	Accessories	Hand towel ring and toilet roll holder in chrome
	Laundry Tub	Stainless steel trough in ametal cabinet with tiled splashback
	Floor	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Tapware	Tap on wall if trough & cabinet
	Splashback	Brick pattern subway tile splashback 75mm x 300mm

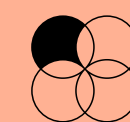


harli.com.au

Visit the Harli Discovery Centre today access from Lindwall Drive, Cranbourne West

Phone - 1300 950 180 • hello@harli.com.au

RESOLUTION^P_G



creationhomes