



A day in the life
with Australia's No.1 Builder



**THE DIFFERENCE
IS EVERYWHERE**
ClendonVale 
designers + builders




**Proudly recognised by the HIA
as Australia's Most Professional
Major Builder 2015**



WELCOME TO HENLEY

Henley is HIA Australia's Most Professional Major Builder 2015!

This prestigious accolade is the highest within the industry, and follows our consecutive wins as HIA Victoria's Most Professional Major Builder for 2013 & 2014.



Proudly recognised by the HIA as Australia's Most Professional Builder in 2015 for excellence in:

- ✓ Customer service and satisfaction
- ✓ Ethical conduct and financial management practices
- ✓ Business leadership

HIA named us best within the industry for our professional conduct, expertise and leadership of the business.

We pride ourselves on being completely transparent in the information we provide our customers. We help you make informed decisions by providing all the information you need upfront.

Our Henley DNA is prevalent in our carefully considered home designs, with luxury included in the base price of all our homes. This means, you won't have to spend extra to attain the luxury that you deserve.

Be proud to build with Australia's Number One home builder - we promise that you'll love your home now, and for many years to come.

Create the life you've always imagined with our luxury inclusions



INCLUDED STREET APPEAL

INCLUDED:

EXQUISITE EXTERIORS AND FACADES

✓ FAÇADE

Make your home unique with a choice of over 6 brick colours and styles to your impressive face brick facade.

✓ WINDOWS

Designer styled aluminium windows for a polished look, easy maintenance and choice of over 5 colours, to easily match your home decor.

✓ GARAGE

Convenient sectional overhead door - in your choice of door colour or timber look finish.

Family members can come and go as they please with the flexibility of 3-remote control transmitters.

Convenient 2040mm high flush panel door for internal access to the home with keyed lock for extra security.

✓ ROOFING

Choose a Colorbond® roof from a range of 22 colours, or roof tiles in a range of 13 colours across 3 profiles.

Colorbond®, fascia & gutters also included.

✓ FRONT ENTRY DOOR

Grand entrance with a stained glass panel timber front door and your choice of profile style, depending on façade and house chosen.

Choose from 4 styles of Gainsborough lever design door handles: 'Sofia', 'Venice', 'Elena' or 'Liana', accompanied with a single cylinder dead-bolt on a rectangular chrome backplate for security and peace of mind.



Feature front door



Colorbond®
 ✓ ROOF MADE OF COLORBOND STEEL AT NO EXTRA CHARGE



INCLUDED IN YOUR DESIGNER KITCHEN



20mm Caesarstone® benchtop



INCLUDED:

✓ CAESARSTONE® BENCHTOPS

Be inspired by an extensive range of Caesarstone® colours - in 20mm thick benchtops.

✓ GRAND ISLAND BENCH

The length and width of our grand island benches on all our floorplans are standard - providing extra space for cooking, entertaining, homework and more.

✓ SPLASHBACK

Make a statement with 35 splashback choices in premium starphire glass or tiles. Window splashback available where shown on masterplan.

✓ CABINETS

Love the laminated cabinetry with quality edged portrait doors.

Designer handles - with 20 style and size options for your perfect custom look.

✓ SINK & TAPWARE

Cutting edge 1½ bowl inset 'Pacific' model stainless steel sink, designed by 'Frankie' (PFX621).

Stylish Phoenix 'Deluxe' gooseneck or squareline sink mixer or versatile 'Ivy' pull-out mixer with sprayer.

Go green with water saving AAA rated taps.

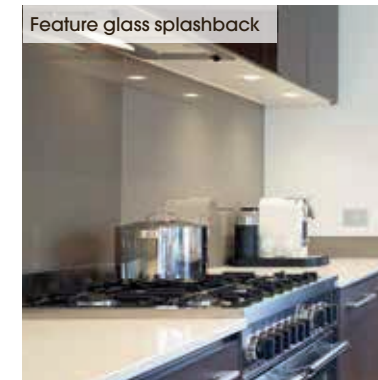
✓ BUTLER'S PANTRY

Keep things out of sight and free up space in your kitchen with a deluxe walk-in Butler's Pantry, with 32mm laminate benchtops and melamine shelves.

✓ SOFT CLOSE DRAWERS & DOORS

Soft close drawer and cupboard door mechanisms so you can enjoy your kitchen right down to the luxury details.

Feature glass splashback



Walk in butler's pantry



Glass door shown will incur an additional charge.



Oversized island bench makes food prep easy

20mm Caesarstone® benchtop

Cutting edge stainless steel inset sink with chrome mixer tap

Your choice of Technika 900mm upright cookers, ovens and rangehoods

Choice of tiled or starphire glass splashback. Window splashback available where shown on masterplan.

Laminated cabinetry with quality edged portrait doors

Technika dishwasher

Cornerless bi-fold door, tiling, decor items, decking, timber-lined ceiling, feature wall, downlights & pelmets not included

INCLUDED: YOUR CHOICE OF 16 APPLIANCE COMBINATIONS

RANGEHOODS: YOUR CHOICE OF...



- Technika 900mm glass canopy
- ✓ 4 speeds
- ✓ Sensor touch control
- ✓ LED lights



- Technika 900mm LED
- ✓ 4 speeds
- ✓ Electronic LED display
- ✓ 2 x LED globes



- Technika 900mm stainless steel black
- ✓ 4 speeds
- ✓ Electronic LED display
- ✓ 2 x LED globes

OVENS AND COOKERS: YOUR CHOICE OF...



- Technika 900mm upright cooker with silver or black trim (as shown above)
- ✓ Dual fuel stainless steel upright
- ✓ 105 litre oven capacity
- ✓ Programmable function



- 900mm 5 burner stainless steel cooktop with wok burner
- ✓ 5 gas burners with wok burner
- ✓ Front Controls
- ✓ Electronic knob ignition



- 900mm 5 burner black glass cooktop with wok burner
- ✓ 5 gas burners with wok burner
- ✓ Centre wok burner
- ✓ Electronic knob ignition



- Technika double wall ovens
- ✓ 62 litre oven capacity
- ✓ Cool touch glass
- ✓ Programmable function



- Technika Bellissimo dishwasher
- ✓ 600mm freestanding dishwasher
- ✓ Multiple program setting
- ✓ Foldable racks and adjustable baskets

Other options available. Speak to your Sales Consultant for more information.

INCLUDED IN YOUR OPULENT ENSUITE

INCLUDED:

ENSUITE LUXURY

✓ CAESARSTONE® BENCHTOP

Sheer benchtop luxury in solid 20mm Caesarstone® in an extensive range of colours.

✓ CABINETS

High quality vanity unit with fully lined interior and laminated exterior with room for all your lotions and potions.

✓ BASINS

Your choice of round or square vitreous china basins to your vanity, creating a unique designer look.

✓ MIRRORS

Enhance the sense of space with symmetrical large mirrors to the width of the vanity.

✓ TOILET

Designer style toilet suite with soft closing lid and toilet roll holder.

✓ BATH

Indulge yourself with a freestanding bath in the Mercer Q1 & Q2 and Allegra series. Decina 'Carina' designer bath in all homes where shown on master plan.

✓ SHOWER

Sleek semi-frameless shower screens with clear safety glass, 2000mm high.

Luxurious tiled shower recess and base.

Stainless steel chrome towel ladder for your convenience, completing your ensuite.

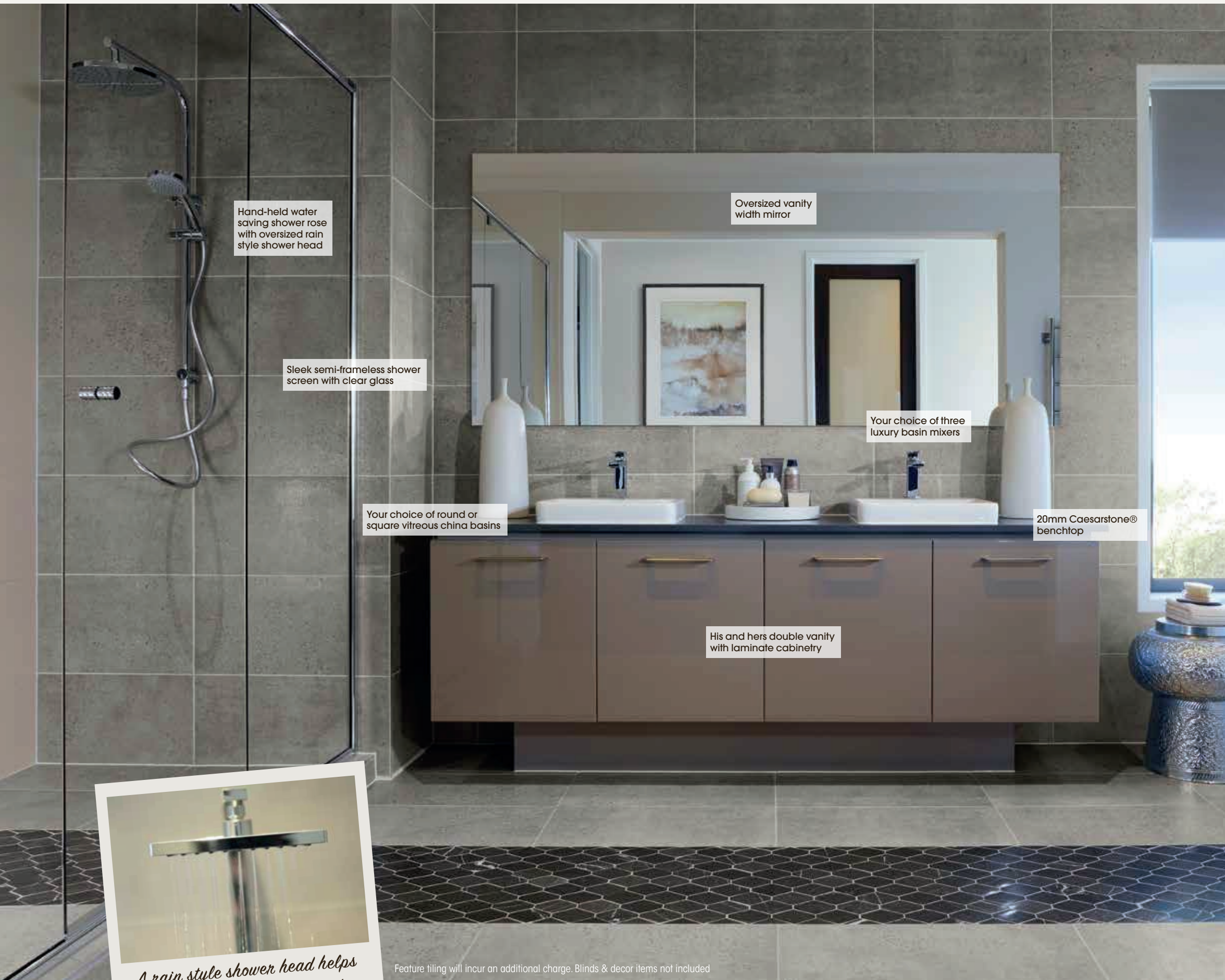
✓ TAPWARE

Invigorate your senses with a twin head 'Mia' hand-held shower rose combined with an oversized rain style shower head.

Create your own style with your choice of 'Ivy', 'Vivid' or 'Lexi' bath, shower wall and basin mixer AAA rated taps. 'Prelude' 3-tap set is also available to basins.

✓ DOUBLE VANITY

Included to all ensuites.



Hand-held water saving shower rose with oversized rain style shower head

Sleek semi-frameless shower screen with clear glass

Oversized vanity width mirror

Your choice of three luxury basin mixers

Your choice of round or square vitreous china basins

20mm Caesarstone® benchtop

His and hers double vanity with laminate cabinetry



Chrome towel ladder to ensuite



Hand held water saving shower rose with oversized rain style shower head to ensuite



Freestanding bath standard to Mercer Q1 & Q2 and the Allegra series.

POWDER ROOM

✓ POWDER ROOM

Powder room available on selected homes.

✓ CAESARSTONE® BENCHTOP

Guests will love the hotel style powder room with 20mm Caesarstone® benchtops, available in your choice of 15 colours.

✓ CABINETS

Stylish vanity unit with fully lined interior and laminated exterior will keep bits and pieces hidden from view (selected homes only). Towel ring also included.

✓ BASINS

Your choice of impressive round or square vitreous china basins to your vanity.

Ultra sleek wall hung vitreous china basins, with a chrome trap.

✓ MIRRORS

Guests can benefit from the practical mirror that runs the entire width of the basin or vanity.

✓ TOILET

Designer style toilet suite with soft closing lid, along with toilet roll holder.

✓ TAPWARE

Create your own style with your choice of 'Ivy', 'Vivid' or 'Lexi' bath, shower wall and basin mixer taps. Prelude 3-tap set also available to basins.

Go green with water saving AAA rated taps as standard.



A rain style shower head helps release the day's pressures

Feature tiling will incur an additional charge. Blinds & decor items not included

INCLUDED IN YOUR BATHROOM

INCLUDED:

BATHROOM BLISS

✓ CAESARSTONE® BENCHTOP

Set the mood of opulence with your choice from an extensive range of Caesarstone® benchtop colours in 20mm thick stone.

✓ CABINERY

High quality vanity unit with fully lined interior and laminated exterior to help keep things organised.

✓ BASINS

Your choice of round or square vitreous china basins to your vanity, creating a modern chic look.

✓ MIRRORS

Large symmetrical mirrors to the width of the vanity add a sense of space to the already generous bathrooms.

✓ BATH

On-trend Decina 'Carina' designer bath to all homes.

✓ VANITY

Double vanity to bathrooms in selected homes.

✓ SHOWER

Semi-frameless shower screens with clear safety glass 2000mm high.

Create a streamlined look with a low-maintenance tiled shower recess and base.

Stainless steel chrome single towel rail to complete your bathroom.

✓ TOILET

Designer style toilet suite with soft closing lid and toilet roll holder.

✓ TAPWARE

Shower yourself in style with the stylish Vivid 'Slimline' hand-held shower rose with adjustable slide rail.

Create your own style with your choice of 'Ivy', 'Vivid' or 'Lexi' bath, shower wall and basin mixer taps. Prelude 3-tap set also available to basins.

Go green with water saving AAA rated taps as standard.

20mm Caesarstone® benchtop



Your choice of round or square luxury china basins



LAUNDRY

✓ CABINERY, SINK AND TAPWARE

Washing will be made easy with inset stainless steel tub, sleek 'Ivy' mixer tap and a double door laminate cabinet as standard (extended benchtop not included).

✓ DOORS

Add a luxe touch with a full-length glazed panel on the 2040mm high external laundry door (selected homes only), with keyed lock.

TILES

✓ FLOOR TILES

Your choice of 30 colours and designs from our designer range (category 1) to Ensuite, Bathroom, Powder Room, Laundry and WC including tiled skirting.

✓ WALL TILES

Inspired choice of 26 colours and designs for wall tiles from our designer range (category 1) to Ensuite, Bathroom, Powder Room, Laundry and WC.



On trend Decina 'Carina' designer bath to all homes

Your choice of round or square vitreous china basins

20mm Caesarstone® benchtop

High quality vanity unit with your choice of handles



Revel in your own space with double vanity to bathrooms (selected homes only)

Landscaping & decor not included. Feature tiling will incur an additional charge

INCLUDED IN YOUR SPACIOUS LIVING AREAS

INCLUDED:

EXTERNAL LIVING

✓ **RESORT STYLE UNDERCOVER ALFRESCO***
Embrace the outdoors year round in your resort style undercover alfresco*, including plaster ceiling, roof and concrete flooring (timber lined ceiling & decking not included).

* Resort style undercover alfresco not included in the Marina series

✓ **DOORS**
Create a natural look with a stain finish to timber stacker doors and external laundry door.
Keep your family safe with standard keyed deadlock on timber stacker sliding doors (refer to standard house drawings for location).

DOORS & WINDOWS

✓ **INTERNAL DOORS**
Uncomplicated style with 2040mm high internal flush panel doors.
Top quality Gainsborough lever design door furniture to all internal doors in your choice of 4 styles - 'Elena', 'Venice', 'Sofia' or 'Liana', so you can personalise the finishing touches to your home.

Protect your walls with cushioned door stops where required.

✓ **WINDOWS**
Designer styled aluminium windows throughout for a polished look, easy maintenance, and choice of over 5 colours.

Feature timber window to suit timber sliding door (refer to standard house drawings for house specific location).

Secure your family with safe window locks to all openable windows.

✓ **WEATHER SEALS**
Keep the draft out with weather seals to all aluminium windows and external doors (excluding external garage door).



Decking, timber lined ceiling, decor items, landscaping, downlights, outdoor fan and fencing not included.



Relax in your private undercover outdoor alfresco (concrete slab included)

INCLUDED IN YOUR SPACIOUS LIVING AREAS

INCLUDED:

HIGH FEATURE CEILINGS

✓ CEILINGS

Enjoy the sense of space with 2570mm nominal ceiling height to single storey homes and ground floor of double storey homes.

✓ SKIRTINGS

Our single storey homes boast 92mm skirtings throughout.

Our double storey homes boast 92mm skirtings to ground floor and 67mm skirtings to first floor.

✓ ARCHITRAVES AND CORNICES

Every home has 42mm architraves and 75mm cornices throughout for a polished finish.

PAINT

✓ Quality 3-coat Dulux paint system to internal walls. A professional matt finish to internal walls adds a sophisticated touch.

✓ Flat acrylic paint to ceiling for a seamless look.

✓ Bold impact gloss paint work to interior skirtings, architraves and interior flush panel doors offers style whilst also protecting everyday surfaces.

STAIRS

✓ Each double storey home has a uniquely designed staircase to enhance its style. Please ask your Sales Consultant for house specific staircase inclusions.

FEATURE STORAGE

✓ LINEN CLOSETS

Enjoy more storage with generous linen closets.

✓ ROBES

More room for clothes with melamine shelf and chrome hanging rails to robes.

Keep things in order with a double hanging rail to the walk-in-robe, where shown on master floorplan.



Enjoy every bit of living in your luxury home

Expansive 2570mm ceilings throughout (ground floor only for double storey homes)

Direct wired smoke alarms

Flat acrylic paint to ceiling

Feature timber stacker sliding doors

Two TV points to single storey homes, and three to double storey homes

3-Coat Dulux paint system to walls

Decor items, decking, timber lined ceiling, landscaping, shelving, feature wallpaper, downlights & pelmets not included. Fireplace will incur an additional charge.

INCLUDED EXTRA FEATURES



Tiled splashback as shown will incur an additional charge. Decor items not included.



INCLUDED HENLEY DESIGN DNA

Included in every Henley home is our unbeatable design intelligence & DNA.

Design isn't just about making things look good, it's about considering how spaces work together. Henley design DNA achieves the perfect blend of functionality and comfort, with optimal use of space. It's all about the smarts of a home.

Kitchens overlooking living rooms so you can keep an eye on the kids or continue conversation with friends; garage entry through or close to the butler's pantry to make transfer of groceries easy; master suites located away from the secondary bedrooms for a tranquil and relaxing setting; or an undercover alfresco seamlessly linked to living areas for year round entertaining.

It's these little things that make a big difference in how you live in and enjoy your home.



INCLUDED:

ELECTRICAL

✓ POWERPOINTS

Smart chrome feature double power points to kitchen offer an elegant finish.

Convenient powerpoints throughout.

1 double water proof powerpoint to the outside of your home will make outdoor living easy.

✓ TV POINTS

Everyone can have their own space with two separate TV points to single storey homes and three to double storey homes.

✓ LIGHTING

15W fluorescent globes and shades to batten holders so your new home is light from the moment you walk in.

✓ EXTRA FEATURES

Safety first with smoke detector as per master plan, wired direct.

100 per cent building code compliant with self-closing exhaust fans above all showers and where required.

HEATING

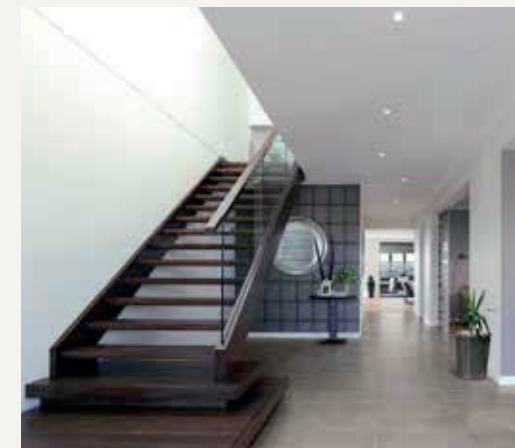
✓ Keep warm year round with ducted heating, ceiling vents and manual thermostat.

HOT WATER

✓ Harness the sun's energy and never run out of hot water with a 6 star solar hot water system, boosted by gas when there is insufficient solar energy.

SITE AND CONNECTIONS SPECIFICATIONS

All site and specifications taken care of for you: building allotment of up to 650 square metres. "M" Class waffle pod slab. Connection to standard sewer and storm water connection points within the building allotment. Includes Part A Termite treatment. A maximum of 300mm fall over building area, a maximum of 12lm of underground single phase power and a maximum setback of 5m to house. Excludes rock removal, telephone service and consumer account opening fees.



COMPLETE YOUR HOME WITH OPTIONAL HENLEY MOVE-IN UPGRADES

Additional upgrade items are available to make your home ready to move-in:

- Coloured concrete driveway
- Path to front door
- Clothesline
- TV antenna
- Flyscreens to all openable windows
- Front landscaping

For the right combination for your new home and budget speak to a Sales Consultant and look forward to moving right in.

THE DIFFERENCE IS EVERYWHERE

AWARD WINNING HOME DESIGN

We have been recognised by the Housing Industry Association (HIA) and Master Builders Association of Victoria (MBAV) for our excellence in home design. With many accolades to our name, it's not only us that recognises innovative home design – but top industry bodies, and of course, our 30,000 customers that have built with us during our 26 years of operation.



LEADERS OF STYLE

Be guided by our professional Interior Design consultants at our inspirational colour showroom, Cosham Interiors. Cosham offers hundreds of exterior and interior design choices, along with a huge range of fittings and fixtures that will complement your style. From choices of benchtops, cupboards and splashbacks, through to your choice of tiles, taps and basins – we'll be there to assist you.

Our free information sessions also take you through the colour selection process and how to best prepare for your home styling appointment.

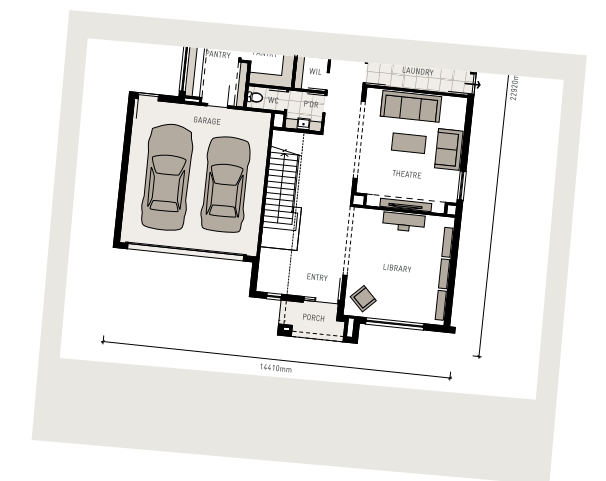
See the Your Style at Cosham Interiors brochure for more information on design choices for your home.



FUNCTIONALITY AND COMFORT

Any of our home designs will provide a perfect blend of comfort and functionality – but choose the one that suits you best. Single or double storey; one large bathroom or ensuites to every bedroom; master suite to the rear or front of the home; laundry, hall or butler's pantry off the garage; or rear or side alfresco and living area?

The choices are endless, and the choice is yours! We have hundreds of homes to suit your lifestyle, budget and style. See our catalogue or website for a full list of homes available.





SPACE PLANNING

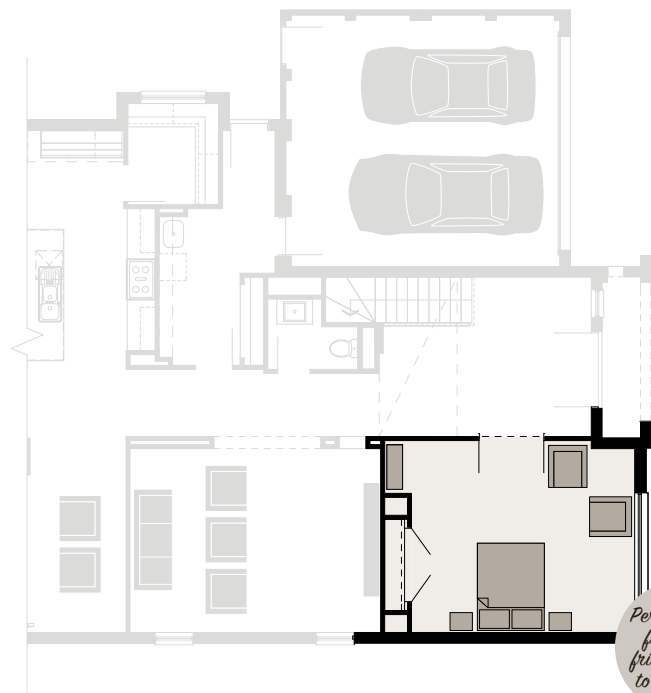
At Henley, we have a wide range of structural floorplan options, space additions and alterations available for each home. Use these options to tailor your home to suit your family's needs as they grow. As well as adding rooms, you also have the ability to change spaces as you see them on the plan. Add ensuites to secondary bedrooms, change a theatre room to a guest bedroom with ensuite and extend the existing alfresco to a grand alfresco - these are just some of the many options available.

We also have a wide choice of kitchen bench, cupboard and appliance layout options for you to 'mix and match' your dream kitchen design. See your Sales Consultant for changes available to your preferred house design.

ADD:

GUEST IN LIEU OF STUDY

Add flexibility to your home by converting your study into a guest room.

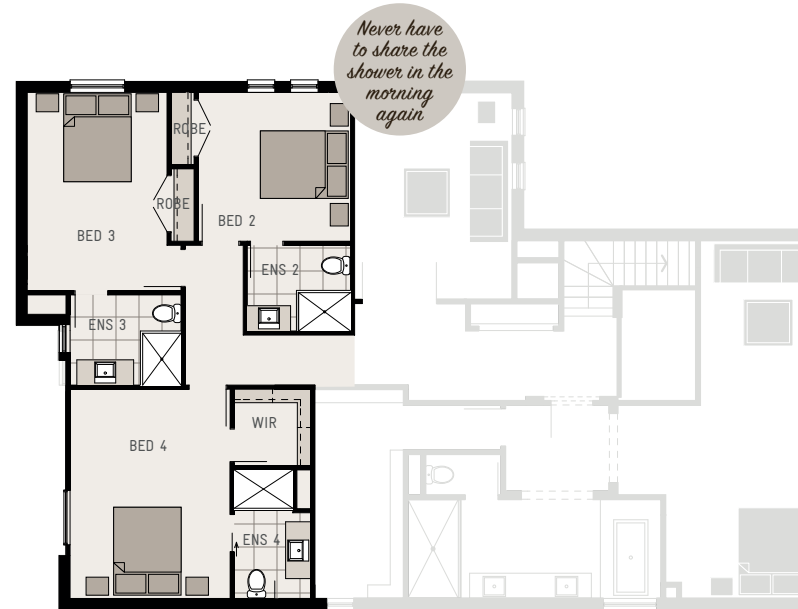


Perfect when family or friends need to stay over.

ADD:

ENSUITE OPTIONS

Great for families with teenagers and young adults who want their own privacy.



Never have to share the shower in the morning again.

INCLUDED OUR INDUSTRY LEADING GUARANTEES



As a recognised leader of quality built homes in Australia, you can be assured that your new home will be everything you hoped for from the day you move in and for many years to come.

INCLUDED:

✓ **50 YEAR STRUCTURAL GUARANTEE**
Your home will last a lifetime.



✓ **12 MONTH EXTENDED MAINTENANCE PROGRAM**
Allowing your home to settle over the seasons.

✓ **24 HOUR, 7 DAYS A WEEK HOME ASSURANCE HOTLINE**
For any home queries or emergencies.

✓ **QUALITY ASSURANCE PROGRAM**
Independent inspections at five stages of the building process.

