

Artist impression only – subject to design and planning approval



# Harpley

## Your guide to buying a townhouse

 **lendlease** living

# Easy living at Harpley

Buying a townhouse at Harpley is your chance to be part of a flourishing waterside community, close to everything you'd ever need and want.



Just 3km west of Werribee CBD, Harpley is set to become a sought-after community complete with future Town Centre, primary and secondary schools, childcare, walking and biking trails, parks and more.

That's why now is the perfect time to make your home at Harpley. And buying a townhouse makes it even simpler – because the design, building and construction are all taken care of for you. Just choose the finishes, fixtures and floorplan you prefer.

Then, from the moment your front door opens for the first time, there will be even more time to enjoy everything that makes Harpley the place to be. Award-winning playgrounds for all ages, abundant green spaces with bike paths and walking trails, a new aquatic centre and so much more.

It's all here, waiting just for you.

Discover the freedom of a low maintenance life, with quality, contemporary townhouses designed to suit any style.

**Harpley townhouses have already been completed by some of Lendlease's most trusted building partners.**

Metricon | Homebuyers Centre | Boutique Homes | Porter Davis | Soho Living

# Trusted for townhouse living

At Lendlease, we work closely with our quality building partners to make it simpler to choose and buy your dream home.

When you buy 'off-the plan', your brand new, beautifully designed home should have everything anyone would need to start living life in comfort and style. That includes all the fencing and landscaping – right down to the front door. Your choice of paintwork, flooring, lighting and top-quality inclusions.

A new life, ready to begin – at the turn of a key.

That's why, across Lendlease's communities, townhouses are increasingly popular with first home buyers, downsizers and investors. They are simple to buy, with one or two-part contracts depending on the design you choose. And they are convenient and easy to maintain.

So instead of spending weekends at Bunnings, there's more time to meet new neighbours, and make the most of life at Harpley.

And of course, you have the confidence of knowing you've bought into a Lendlease community. We are known for creating award-winning urban precincts, new communities for all stages of life, retail precincts, and workplaces – all to the highest sustainability standards. We work closely with carefully selected, quality builders who offer a diverse range of options that suit any lifestyle.



Artist's impression



# Enjoy a low-maintenance life

Townhouses offer all the benefits of low-maintenance living with expertly designed spaces, and plenty of privacy and comfort.



## Prime position

At Harpley, you'll find townhouses throughout the neighbourhood – close to parklands and playgrounds, bike trails and waterways, as well as schools and the future Town Centre.

Residents enjoy the security of being close to neighbours and feeling connected in a close-knit, pet friendly community – forging new friendships over the school run, backyard BBQs or weekends in the park.



## Lock-up and leave

Unlike freestanding houses, your brand-new townhouse will need little maintenance. Without compromising on a sense of space, a smaller footprint generally means less cleaning, less mowing – and more time to live life.

It's also even easier to lock-up and leave with peace of mind that your home is safe and secure.



## Packed with value

Residents can live the life they want, where they want. A townhouse at Harpley makes life in this welcoming community more affordable, because they take up less land than a freestanding home.

First home buyers looking to get their foot on the property ladder may also be eligible for the First Homeowners' Grant. And for downsizers, townhouses are a great option – with enough room to entertain, have family stay, and plenty of space for pets, but a lot less upkeep.



## Feel house-proud

With contemporary designs inside and out, the choice of townhouses at Harpley will make the right first impression when family and friends come to visit. And you can choose the finishes and fixtures you want – from paint colours and flooring to lighting and appliances.



## Built for the future

Harpley's townhouses have a lighter carbon footprint, without compromising on lifestyle. Townhouses make the most of built-in energy efficient features, and require less water and power to run. Their floorplans are also oriented to maximise airflow and natural light – making them enjoyable to live in.



## Make building simpler

With the build size, dimensions and floorspace already worked out for you, all you need to do is choose the floorplan and location that works for you – the rest is taken care of for you. It's a turnkey solution that takes away the hassle of building and project management – but you can still own a brand new home.

# A smart investment for the future

While townhouses offer a great way to live the life you want in an area you love, they are also a smart investment option. Here's why.

## A lifestyle for everyone

Townhouses come in a variety of configurations and offer a lifestyle that suits all kinds of people – from small families and young professionals to retirees. And they typically offer more space and privacy than an apartment, including a garden or courtyard.

## Low maintenance asset

With easy care gardens and courtyard plus durable materials, it's easier for you or your tenants to keep your townhouse neat and tidy. This means you're likely to spend less on maintenance or repairs and you'll preserve the quality of your townhouse for longer.

## A cost-effective choice

Townhouses are typically more affordable than detached houses, and in desirable locations they can deliver a strong and reliable rental yield.

## Not just a home – it's a community

When you buy in a Lendlease community, your townhouse doesn't just offer a great space to live in. It also offers a lifestyle in a masterplanned neighbourhood that has been purpose-built to include all the amenities your future tenants could need – from parks and schools to shops and transport.

With plenty of information about the Harpley community and location readily available online, your prospective tenants can immerse themselves in the local lifestyle through the click of a button.



Artist impression only – subject to design and planning approval

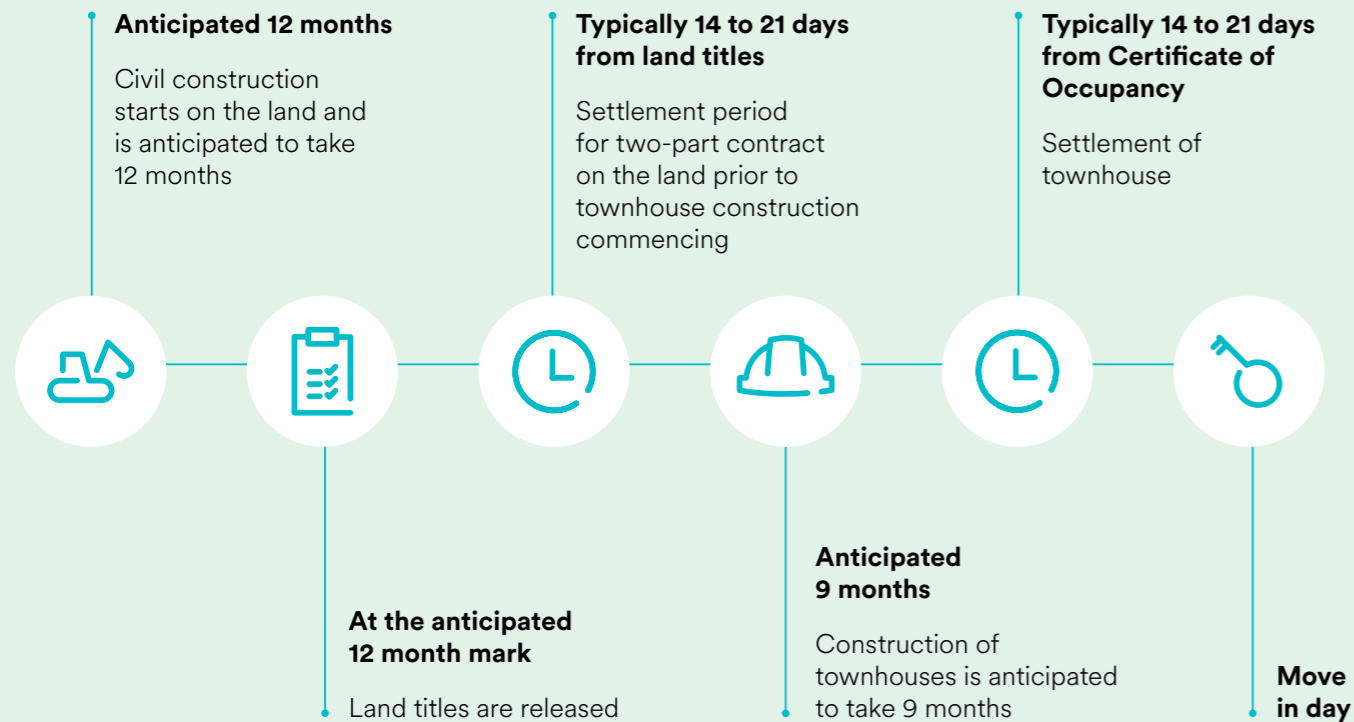
# Frequently asked questions

## What is a townhouse?

Townhouses are homes built in a row or as part of a complex with one or two shared walls and sometimes even common spaces. They are usually two or three storeys, to make the most of the land size.

## How quickly can I move into a townhouse at Harpley?

This depends on what stage of the development you buy your townhouse. It can vary typically from approximately 12 to 24 months after the time of contract signing typically following this timeline:



## What is a one-part contract?

A one-part contract is when both the land and build are incorporated into a single Contract of Sale document.

## What is a two-part contract?

A two-part contract is where you enter first into a Housing Industry Association (HIA) contract with the builder of your choice, and then you'll enter into a land contract with Lendlease. The result is two complimentary contracts.

## What does turnkey mean?

When you buy a turnkey home, Lendlease will work closely with their builder partner to take care of the build.

All you have to do is choose your location and a townhouse design that's right for you. Our sales team will advise what features are included in the total packaged price of your chosen home. If not already included, you may want to add on features such as a dishwasher or letterbox for example, at an additional cost. Then on the day you move in, simply turn the key.

## Are there body corporates or shared communal area fees associated with Lendlease townhouses?

Townhouses can be strata titled – which means you split the costs of maintaining common areas with your neighbours – or freehold titled – where you are responsible for maintaining your lot.

If you have any additional questions, our dedicated sales team are here to help you along the journey. Refer to the back of this brochure for contact details.





Sales and Information Centre  
Corner of Ison Road and Gillespie Avenue, Werribee, VIC 3030

1300 739 839 | [harpley.com.au](http://harpley.com.au)



This brochure was produced by Lendlease Communities (Harpley) Pty Ltd ABN 88 000 966 085 (Lendlease) is current as at January 2022. The information contained in this brochure has been prepared from third party sources current as at the time of publication; no warranty, express or implied, is given as to the accuracy of the information in this brochure nor does Lendlease accept any responsibility for any inaccuracies or omissions. Artists' impressions and images are for illustrative purposes and are indicative only. The development may not be identical to the images shown or the development described. Prospective purchasers should make their own enquiries as to the details of the development which may be subject to change without notice. Any information contained in this plan should be read subject to the terms of an agreement of sale.