



Grayson

Lots 1-7

HARTLEY
MORPHETT VALE



Introducing Hartley.

Just 30 minutes south of Adelaide's CBD is a vibrant new community coming to Morphett Vale.

With 29 thoughtfully designed homes that embrace open plan modern living, it presents the perfect space for you and your family to call home.

Located adjacent to Sunrise Christian School, and walking distance to four more schools it's the perfect setting for your children's educational journey.

Convenience is key at Hartley. Situated just a short drive away from Southgate and the Woodcroft Shopping Centre, you'll enjoy a range of retail options, dining experiences, and entertainment venues.

Weekend escapes are on the menu! Your new home will have easy access to McLaren Vale and the breathtaking Fleurieu Peninsula, you'll have endless opportunities for exploring and adventure right at your doorstep.



Fixed price house and land.

Hartley offers you the opportunity to secure a stunning fixed price house & land package just 30 minutes from the CBD.

Each home has been thoughtfully designed to offer spacious open-plan living areas, creating the perfect modern living space. All homes come with three bedrooms, a double car garage and a high standard of inclusions, leaving nothing more to be desired.

Personalisation is the key to creating a home that truly resonates with you. At Hartley, you have the opportunity to select a home design that best suits your preferences and lifestyle, as well as the choice between four expertly designed facades specific to your desired allotment.

Inside, you'll be able to personalise your space with the choice between three carefully curated colour schemes.

All this choice is provided as a fixed price turn-key solution, meaning that buying has never been easier.

Make your home your own

Enjoy creating a quality home that reflects your own personal taste and style



Choose your design

At Hartley, you have the freedom to select the home design that resonates with your lifestyle, enabling you to create a haven that truly feels like your own.



Select your facade

Our facade options have been developed to cater for all styles and tastes. Simply select from one of our four appealing and unique facade options specific to your desired allotment – Classic, Contemporary, Hampton and Modern.

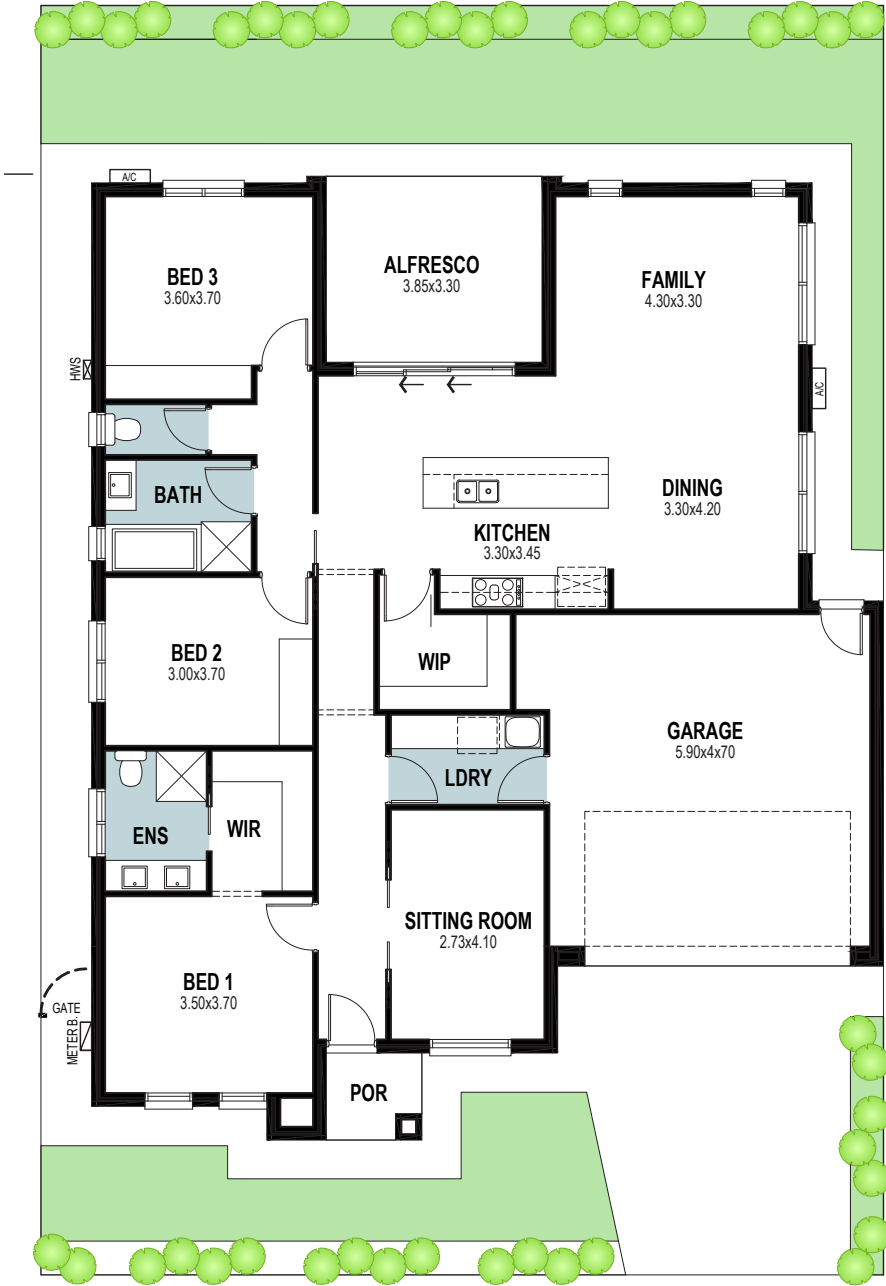


Choose your selections

Carefully crafted by our expert design team, each colour scheme has been designed to captivate your senses and elevate the ambience of your living space.



Design



Grayson

3 | 2 | 2 | 2

Living ____ 153.70-157.23m²
Porch ____ 2.61-6.98m²
Alfresco ____ 12.08-13.27m²
Garage ____ 38.69-39.82m²
Total ____ 207.75-217.30m²

Wet areas

*Home sizes vary to each allotment. Please refer to build contract for actual allotment size.
*Min block width subject to orientation, fall of land, developer and council guidelines.

Select your facade

Now you've selected your preferred design, it's time to choose your facade.

Catering for all styles and tastes, we've carefully developed 4 facades each specific to your desired allotment – Classic, Contemporary, Hampton and Modern.



■ Classic



■ Contemporary



■ Hampton



■ Modern

Siteplan

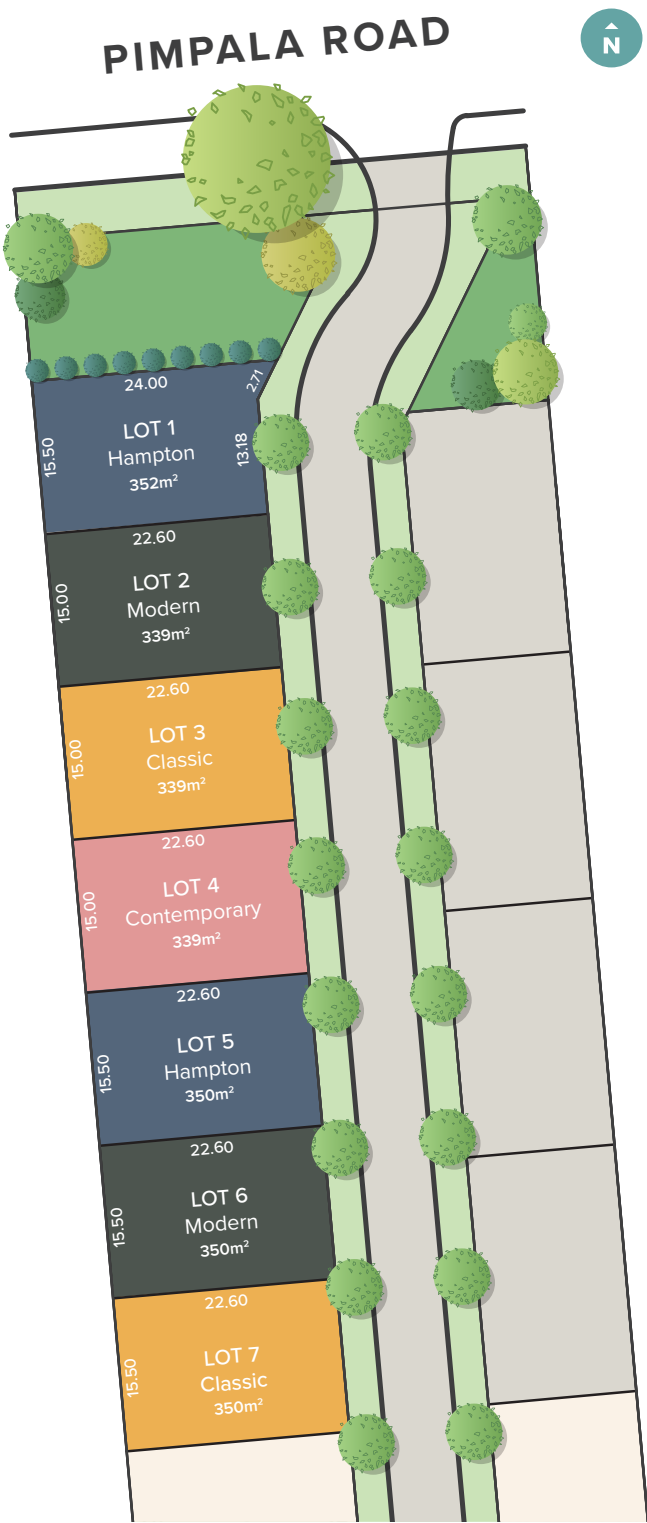
Stage 1 - Grayson

Classic facade

Contemporary facade

Hampton facade

Modern facade





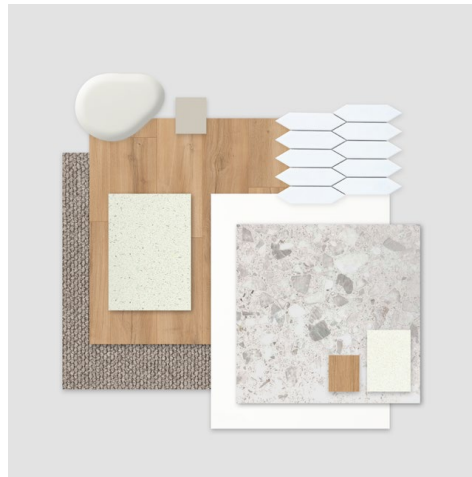
Select your interior colour scheme

Carefully selected by our team of designers, we have three contemporary and timeless interior colour schemes to choose from. Each features a selection of neutral colours, materials and finishes to make styling your new home as effortless as possible.

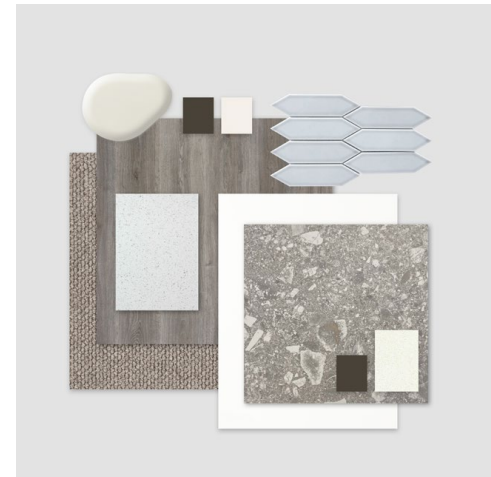
Feel at ease in your surroundings by enjoying a home that reflects you.



Scheme 1



Scheme 2



Scheme 3



GENERAL	
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance door	Corinthian Urban PURB 104
Other external doors	Corinthian Flush Panel
External hardware	Oblong Pull Handle Entrance Set 450mm - Stainless Steel or Matt Black* Aurora Entrance Lever Lockset, Single Cylinder Deadbolt - Brushed Satin Chrome or Matt Black*
Internal doors	Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Aurora Passage Leverset, Aurora Privacy Leverset - Brushed Satin Chrome or Matt Black*
Insulation	Internal Walls: R2.0, External Walls: R2.5 Thermocoustic, Ceiling: R5.0
Skirtings	92x18mm MDF Bevel Profile
Window and door architraves	67x18mm MDF Bevel Profile
Paint system	Matt acrylic, 3 coat system
Electrical	Hard wired smoke detectors with battery backup, meter isolator & 6ka circuit breaker and earth leakage safety switch to meter box.
Lighting	Downlights throughout, LED strip lighting beneath overhead cupboards to kitchen
Exhaust fans	3 in 1 Heat lamp/Exhaust Fan/Light to bathrooms
NBN provision	600 Series Hub, lockable enclosure, splitter for TV data, patch panel, ethernet and phone hub, wiring provision for phone (x2), data point (x2), internet lead-in cable (cat 6).
Hot water service	Rheem gas continuous flow 26 litre
Air-conditioning	Zoned ducted reverse cycle air conditioning
Garage panel lift door	Automated Sectional Door with two remote controls

***Tapware, handle and accessory options:**

- **Chrome** tapware and bathroom accessories with **Satin Chrome** door handles and joinery handles, OR
- **Matt Black** tapware, bathroom accessories, door handles and joinery handles



EXTERNAL	CLASSIC	CONTEMPORARY	HAMPTON	MODERN
Bricks	PGH Tribeca (front) PGH Midnight (remainder)	PGH Liquorice	Austral Alloy	Austral Laneway Saloon (front) Austral Muscat Grey (remainder)
Mortar	Lite White Sand	Lite White Sand	Lite White Sand	Lite White Sand
Aluminum Slats	N/A	Knotwood Light Oak	N/A	N/A
Weatherboard cladding	N/A	N/A	Colorbond Dover White	N/A
Render	Colorbond Surfmist (facade)	Colorbond Surfmist (portico)	Colorbond Dover White (beneath weatherboard and piers)	Colorbond Cloudy Sky (facade) Colorbond Surfmist (portico)
Roof	Colorbond Monument	Colorbond Basalt	Colorbond Wallaby	Colorbond Monument
Gutter	Colorbond Night Sky	Colorbond Monument	Colorbond Wallaby	Colorbond Monument
Fascia	Colorbond Night Sky	Colorbond Monument	Colorbond Dover White	Colorbond Monument
Garage door	Colorbond Monument	Ashwood	Colorbond Dover White	Colorbond Surfmist
Garage door profile	Madison	Tuscan	Hampton	Madison
Entrance door (incl door frame)	Colorbond Surfmist	Colorbond Surfmist	Colorbond Dover White	Colorbond Surfmist
Windows	Black	Colorbond Monument	White	Colorbond Monument

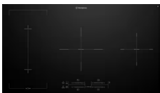
LANDSCAPING	
Paving, paths & driveway	Paved driveway, footpaths and alfresco – Charcoal 200x200mm
Clothesline & letterbox	Standard
Fencing & gates	Colorbond Woodland Grey fencing
Landscaped garden	Front & rear landscaping (minimal plantings) with irrigation system, rainwater tank

*Purchaser has a choice of either Chrome or Matte Black tapware/accessories/handles.
 Purchaser may not choose finishes of individual items, must be either all Chrome or all Matte Black.
 Only applicable to marked items.

Scheme 1



Phoenix Arlo Sink Mixer
200mm Gooseneck



Westinghouse 900mm
4 Zone Ceramic Cooktop



Westinghouse 900mm
Multi-function Electric Oven



Westinghouse 900mm
Slide Out Rangehood



Westinghouse
Dishwasher

KITCHEN	
1. Benchtop	Smartstone Santorini Stone Benchtop 20mm
2. Splashback	Picket Slate Grey Gloss Mosaic 48x195mm with Misty Grey grout (horizontal lay)
3. Lower cupboards, fridge overheads & pantry	Laminex Polar White Natural Finish
4. Overhead cupboards	Laminex Oyster Grey Natural Finish
Joinery handle	Satin Chrome or Matt Black* (no handles to overhead cupboards)
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matt Black*
Cooktop	Westinghouse 900mm 4 Zone Ceramic Cooktop
Oven	Westinghouse 900mm Multi-function Electric Oven
Rangehood	Westinghouse 900mm Slide Out Rangehood
Dishwasher	Westinghouse dishwasher



600 Series Semi Frameless



Pina Rail Shower



Seima Limni Toilet Suite



Phoenix Ralii Accessories



Phoenix Arlo
Basin Mixer



Seima Kyra 017
Square Ceramic Basin

BATHROOMS

Benchtop	Smartstone Arcadia Stone Benchtop 20mm
Cupboards	Laminex Pearl Grey Natural Finish
Joinery Handle	Satin Chrome or Matt Black*
7. Floor Tiles	Trax Ivory 300x300 with Misty Grey grout
8. Wall Tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Basin	Seima Kyra 017 Square Ceramic Basin
Bath	Select Inset Bath
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Arlo Bath Outlet, Pina Rail Shower, Chrome or Matt Black*
Accessories	Phoenix Ralii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matt Black*
Shower screens	600 Series Semi Frameless - Clear Glass, Polished Silver or Matt Black Frame*
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grates	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units, custom length x 750mmH x 4mm polished edge

LAUNDRY

5. Laminate Benchtop	Polytec Snow Fabrini Matt Laminate Benchtop
6. Cupboards	Laminex Pearl Grey Natural Finish
Joinery Handle	Satin Chrome or Matt Black*
Floor Tiles	Trax Ivory 300x300 with Misty Grey grout
Wall Tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Laundry sink	Acero classic 35 litre laundry sink
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matt Black*

GENERAL

9. Internal wall paint	Wattyl Comet Dust
10. Main floor tile	Kempsey White 450x450mm with Magellan Grey grout
11. Carpet	EC Avenue Ashbourne
Vinyl sliding door robes	Porcelain with matt silver frame
Hallway linen cupboard	Laminex Ghostgum Natural Finish (selected plans only)

Scheme 2



Phoenix Arlo Sink Mixer
200mm Gooseneck



Westinghouse 900mm
4 Zone Ceramic Cooktop



Westinghouse 900mm
Multi-function Electric Oven



Westinghouse 900mm
Slide Out Rangehood



Westinghouse
Dishwasher

KITCHEN	
1. Benchtop	Smartstone Astral Stone Benchtop 20mm
2. Splashback	Picket White Gloss Mosaic 48x195mm with Magellan Grey grout (horizontal lay)
3. All cupboards	Laminex Pearl Grey Natural Finish
Joinery handle	Satin Chrome or Matt Black* - no handles to overhead cupboards
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matt Black*
Cooktop	Westinghouse 900mm 4 Zone Ceramic Cooktop
Oven	Westinghouse 900mm Multi-function Electric Oven
Rangehood	Westinghouse 900mm Slide Out Rangehood
Dishwasher	Westinghouse dishwasher



600 Series Semi Frameless



Pina Rail Shower



Seima Limni Toilet Suite



Phoenix Radii Accessories



Phoenix Arlo
Basin Mixer



Seima Kyra 017
Square Ceramic Basin

BATHROOMS

Benchtop	Smartstone Arcadia Stone Benchtop 20mm
Cupboards	Wilsonart Landmark Wood Xtreme Matt
Joinery Handle	Satin Chrome or Matt Black*
7. Floor Tiles	Alpine Terrazzo 450x450 with Magellan Grey grout
8. Wall Tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Basin	Seima Kyra 017 Square Ceramic Basin
Bath	Select Inset Bath
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Arlo Bath Outlet, Pina Rail Shower, Chrome or Matt Black*
Accessories	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matt Black*
Shower screens	600 Series Semi Frameless - Clear Glass, Polished Silver or Matt Black Frame*
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grates	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units, custom length x 750mmH x 4mm polished edge

LAUNDRY

5. Laminate Benchtop	Polytec Snow Fabrini Matt Laminate Benchtop
6. Cupboards	Wilsonart Landmark Wood Xtreme Matt
Joinery Handle	Satin Chrome or Matt Black*
Floor Tiles	Alpine Terrazzo 450x450 with Magellan Grey grout
Wall Tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Laundry sink	Acero classic 35 litre laundry sink
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matt Black*

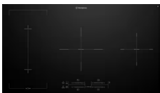
GENERAL

9. Internal wall paint	Wattyl First Snow
10. Main floor	Clix 8mm Laminate - Lightning Natural Oak
11. Carpet	EC Flinders Gorge - Calla
Vinyl sliding door robes	Parchment with matt silver frame
Hallway linen cupboard	Polytec Classic White Matt (selected plans only)

Scheme 3



Phoenix Arlo Sink Mixer
200mm Gooseneck



Westinghouse 900mm
4 Zone Ceramic Cooktop



Westinghouse 900mm
Multi-function Electric Oven



Westinghouse 900mm
Slide Out Rangehood



Westinghouse
Dishwasher

KITCHEN	
1. Benchtop	Stone Ambassador Dapple White Stone Benchtop 20mm
2. Splashback	Picket Slate Grey Gloss Mosaic 48x195mm with Misty Grey grout (horizontal lay)
3. Lower cupboards	Formica Graphite Velour Finish
4. Overhead cupboards (incl fridge and pantry)	Laminex Ghostgum Natural Finish
Joinery handle	Satin Chrome or Matt Black* - no handles to overhead cupboards
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matt Black*
Cooktop	Westinghouse 900mm 4 Zone Ceramic Cooktop
Oven	Westinghouse 900mm Multi-function Electric Oven
Rangehood	Westinghouse 900mm Slide Out Rangehood
Dishwasher	Westinghouse dishwasher



600 Series Semi Frameless



Pina Rail Shower



Seima Limni Toilet Suite



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Square Ceramic Basin

BATHROOMS

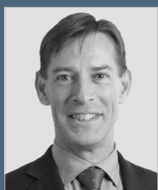
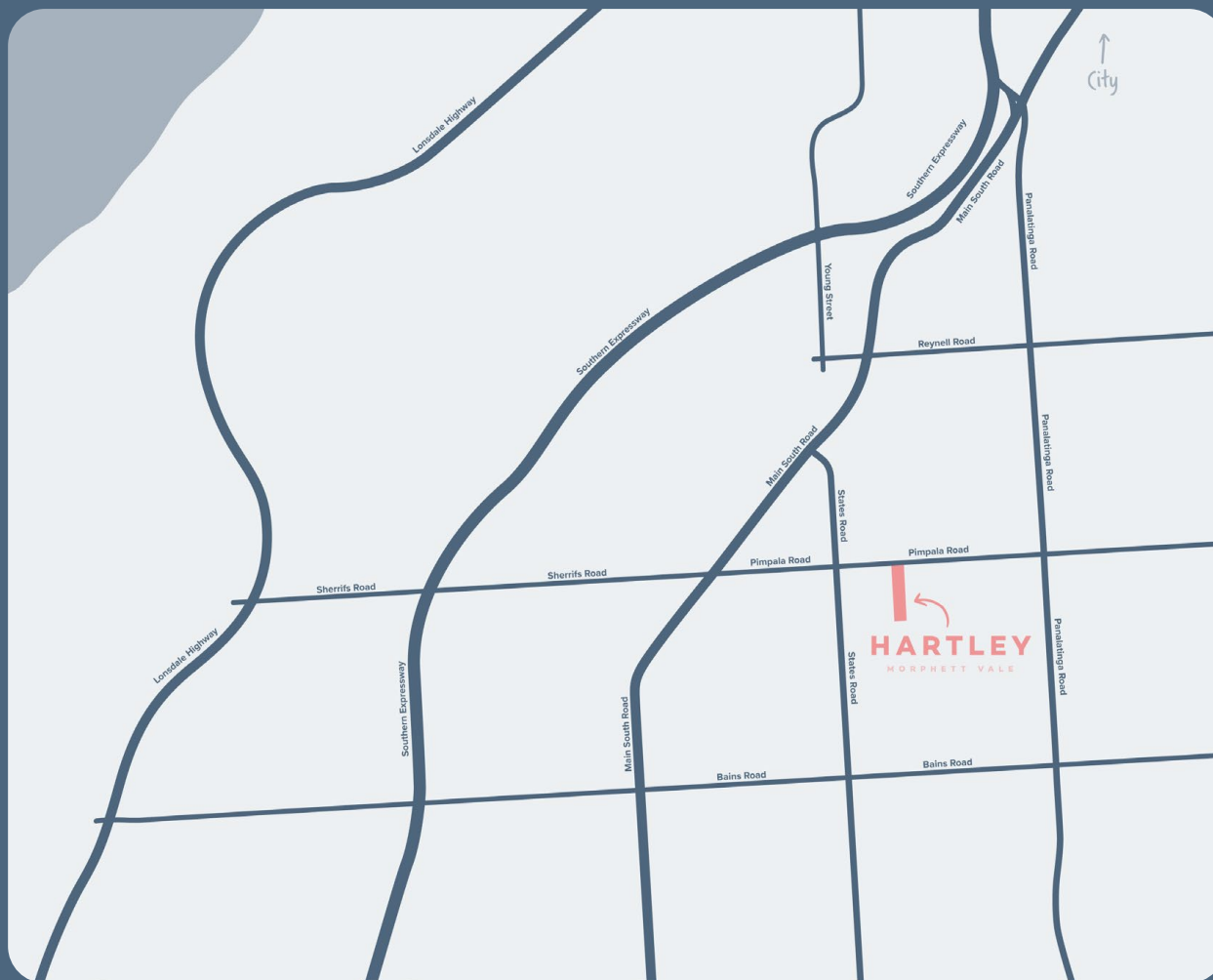
Benchtop	Smartstone Arcadia Stone Benchtop 20mm
Cupboards	Formica Graphite Velour Finish
Joinery Handle	Satin Chrome or Matt Black*
7. Floor Tiles	Trax Brown 300x300 with Slate Grey grout
8. Wall Tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Basin	Seima Kyra 017 Square Ceramic Basin
Bath	Select Inset Bath
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Arlo Bath Outlet, Pina Rail Shower, Chrome or Matt Black*
Accessories	Phoenix Raddii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matt Black*
Shower screens	600 Series Semi Frameless - Clear Glass, Polished Silver or Matt Black Frame*
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grates	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units, custom length x 750mmH x 4mm polished edge

LAUNDRY

5. Laminate Benchtop	Polytec Snow Fabrini Matt Laminate Benchtop
6. Cupboards	Formica Graphite Velour Finish
Joinery Handle	Satin Chrome or Matt Black*
Floor Tiles	Trax Brown 300x300 with Slate Grey grout
Wall Tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Laundry sink	Acero classic 35 litre laundry sink
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matt Black*

GENERAL

9. Internal wall paint	Wattyl Cotton Grey
10. Main floor	Clix 8mm Laminate – Authentic Oak Light Grey
11. Carpet	EC Flinders Gorge - Calla
Vinyl sliding door robes	Parchment with matt silver frame
Hallway linen cupboard	Polytec White Cotton Matt (selected plans only)



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