

# LUXURY *Built-In*



Everything you want,  
*everything you need!*



elegance



Terms and conditions apply





# Victoria's award-winning *home builder*

Of quality affordable homes across Melbourne, West, North, Geelong and Gippsland region.

Working with customers from the initial stages of their planning process all the way through to move-in day.

Our award-winning team will design, build and fully construct your dream home for you. We strive to make your experience with us as stress-free as possible so that you can enjoy every step of the building journey.

Browse through our selection of house and land packages – designed to fit a variety of lifestyles, needs and budgets. Whether you're looking for something contemporary or more traditional in style, we have a lot for you.

Turn your property into the home of your dreams without having to move to a new location. This is an excellent option for those looking to build their dream home in the area they have grown to love. With specialists in the Knock Down Rebuild market in-house for you to talk to.

*See inside for our unmatched inclusions as standard, everyday.*



Pictured: Lonsdale 409, as displayed at Canopy Estate





# Unmatched inclusions *everyday!*

## External

- Choice of 15 Architectural Facades
- Up to a H1 Slab Design
- A roof made from COLORBOND® steel (Category 1)
- Remote controlled sectional Garage door
- Aluminium awning windows to Facade
- Window locks throughout
- Flyscreens to all openable windows
- Brickwork above external doors and windows up to category 2
- 6 Star Energy Rating to any orientation on standard plan
- Solar hot water service with continuous gas booster

## Ensuite/Bathroom

- 20mm reconstituted stone benchtops, including Powder Room (house specific)
- Architecturally inspired vanities
- Double vanity basins to Ensuite
- Full height wall tiling, including water closets
- Soft-closing cabinetry
- 100 melamine choices
- Ceiling height mirror
- 2000mm semi frameless shower screen to Ensuite
- Tiled shower bases throughout
- Category 1 shower rails
- Choice of designer china basins to vanities
- Choice of designer mixer taps
- Freestanding bath to Ensuite
- Choice of inset bath
- Contemporary styled toilet pans with soft close seat

## Living

- Refrigerated add-on cooling
- Ducted heating
- 2590mm ceilings to Ground Floor
- Square set cornice throughout exc. Bedrooms, Robes, Linen and Garage
- Taubmans Pure Performance matte finish 3-coat paint system
- Tiles or Laminate flooring to Entry, Entry Hallway, Kitchen, Pantry, Meals & Family (category 1). Carpet to remaining areas (category 1)
- Choice of skirting and architraves
- Feature deco range 2040mm high interior doors or flush 2340 throughout exc. Robes and Linen
- Choice of metal lever door furniture
- Mirror sliding doors to built-in-robos with shelf and hanging rail
- Vinyl slider to Linen

## Kitchen

- Stainless steel Electrolux dishwasher
- Electrolux 900mm freestanding oven
- Stainless steel Electrolux 900mm Canopy Rangehood
- Overhead cupboards with plaster bulkhead above Kitchen
- Capped waterpoint to fridge
- 40mm reconstituted stone benchtops
- Set of three pot drawers (house specific)
- Soft-closing cabinetry doors and drawers
- Category 2 sink mixer

## Laundry

- 20mm reconstituted stone benchtop
- 900mm wide cabinetry
- Soft-closing cabinetry
- Inset 45litre trough
- Designer chrome mixer

# The street *appeal*



## *External*

### **Windows + Garage:**

- Remote controlled sectional garage door
- Aluminium awning windows to Facade
- Window locks throughout
- Flyscreens to all openable windows

### **Environment:**

- 6 Star Energy Rating to any orientation
- Solar hot water service with continuous gas booster

### **Finishes:**

- Choice of 15 Architectural Facades
- A roof made from COLORBOND® steel (category 1)
- Brickwork above external doors and windows up to category 2

### **Out of Sight:**

- Up to a H1 Slab Design



# The heart of *the home*

## Appliances:

- Stainless steel Electrolux dishwasher
- Stainless steel Electrolux 900mm freestanding oven
- Stainless steel Electrolux 900mm Canopy Rangehood

## Finishes:

- Overhead cupboards with plaster bulkhead above Kitchen
- Capped waterpoint to fridge
- 40mm reconstituted stone benchtops
- Set of three pot drawers (house specific)
- Soft-closing drawers and cabinetry
- Category 2 sink mixer

## *Kitchen*





# The bells and *whistles*

## *Laundry*

### Finishes:

- 20mm reconstituted stone benchtop
- 900mm wide cabinetry
- Soft-closing cabinetry
- Inset 45litre trough
- Designer chrome mixer



## *Living*

### Finishes:

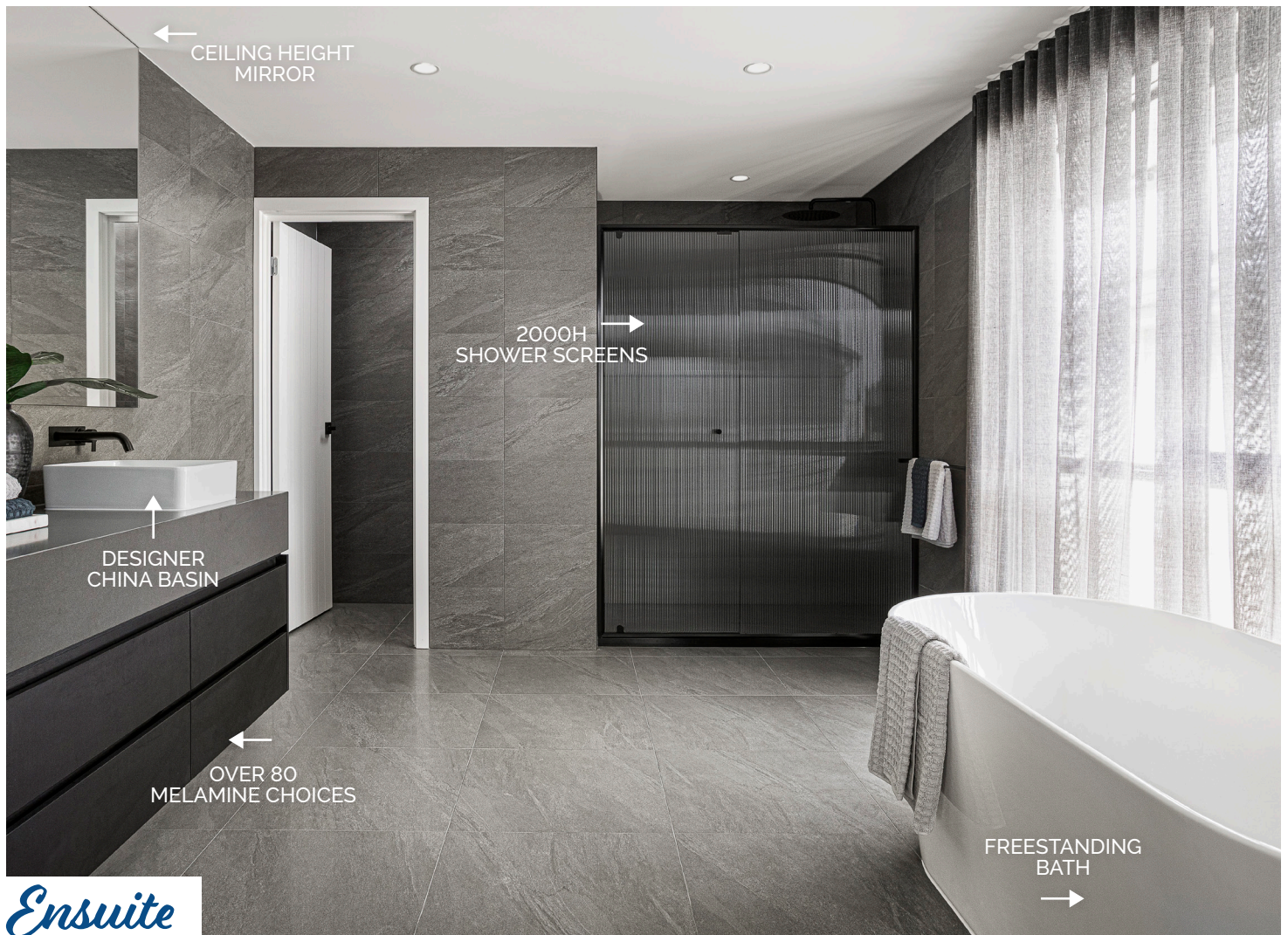
- Refrigerated add-on cooling
- Ducted heating
- 2590mm ceilings to Ground Floor
- Square set cornice throughout exc. Bedrooms, Robes, Linen and Garage
- Taubmans Pure Performance matte finish 3-coat paint system
- Tiles or Laminate flooring to Entry, Entry Hallway, Kitchen, Pantry, Meals & Family (category 1). Carpet to remaining areas (category 1)
- Choice of skirting and architraves

### Doors, Robes + Windows:

- Feature deco range 2040 high interior doors or flush 2340mm throughout exc. Robes and Linen
- Choice of metal lever door furniture
- Mirror sliding doors to built-in-robos with shelf and hanging rail
- Vinyl slider to Linen



# More than just a *splash*



## Finishes:

- 20mm reconstituted stone benchtops, including Powder Room (house specific)
- Architecturally inspired vanities, including powder room
- Full height wall tiling, including water closets
- Soft-closing cabinetry
- 100 melamine choices
- Ceiling height mirror
- 2000mm semi frameless shower screen to ensuite
- Tiled shower bases throughout

## Sanitary + Tapware:

- Double vanity basins to ensuite
- Category 1 shower rails
- Choice of designer china basins to vanities
- Choice of designer mixer taps
- Freestanding bath to ensuite
- Choice of inset bath
- Contemporary styled toilet pans with soft close seat

# Sales Journey



Your Action




Our Action





Reminder

## 1 1 on 1 Consultation

Whether you enquire online or walk into one of our display homes our Consultants will be ready to help guide you through the first stage of your journey. Whether you have already found your ideal block of land, or need assistance securing land that's right for you, your consultant is ready to help.


 Your New Home Consultant will go over your land, budget, design brief and find out what inclusions are important to you in your new home.


 You will need to secure your land and provide your New Home Consultant with the land contract and a plan of subdivision. Seek financial advice and budget if you haven't already done so.

 If you do not already have land, your New Home Consultant can help source a House & Land Package in your desired estate utilising our relationships with land partners to ensure the most suitable block is found.

## 2 Design Consultation


At this appointment, your New Home Consultant will walk you through a display home, demonstrating the standard inclusions and optional upgrades. They will then help you personalise your ideal home with our range of design options including façade selection, floorplan layouts and product options and discuss further requirements that you may have.


 Present a preliminary estimate based on the selections of your chosen home with any options, along with the preliminary site plan on your chosen block of land. Your New Home Consultant will also discuss any developer/council and planning requirements. A finance consultant will contact you and provide you with your financial assessment.

 Please make note, that if you are building within an estate, the Developer may request certain criteria like specific building materials or colours which will need to be incorporated in your new home.

## 3 Signing Paperwork


Once you have finalised your new home selection and purchased your block of land, your Consultant will present your final preliminary estimate for signing along with plans and any other documentation to be signed and submitted to Head Office. This will ensure you secure the current base price and promotion.


 It is at this stage that a non-refundable \$1,500 deposit is required.

 Your New Home Consultant presents to you;

- Site plan
- Standard working drawings including electrical plan
- Display option list
- Standard inclusions list
- myHAVEN Selection Studio guide

 Pay a \$1,500 non-refundable deposit, sign relevant paperwork, and provide us with preapproval or comfort finance assessment letter and a signed copy of your land contract.

 Fairhaven head office will conduct a preliminary building permit check and a developer requirement confirmation, thus enabling your paperwork to progress through to contract preparation.

 Please make sure you are entirely happy with your chosen design and façade. From this point there are no further structural changes permitted to be made. If a structural change is permitted after this point it will incur a re-design fee.

▶ Pre-Site Process

▶ Construction Process



# Display Homes

Come to any of our display home locations and get the look and feel of your dream home with our award-winning designs. We offer 3-5+ bedrooms and 1-2 storey floor plans in the West, North, South East, Gippsland and Geelong region.

## SOUTH EAST DISPLAYS

Canopy Estate  
26 Snead Boulevard, Cranbourne, 3977  
**Riverview 266 (Sierra) | Lonsdale 409 (Canopy)**

Ferntree Ridge Estate  
29 Illawarra Blvd, Drouin, 3818  
**Clovelly 22 (Resort)**

Kaduna Park Estate  
24 Clements Street, Officer South 3809  
**Riverview 219 (Sierra) | Tahlee 285 (Ravine)**

Meridian Estate  
6 Kunlun Crescent, Clyde North, 3978  
**Merimbula 239 (Range) | Tathra 363 (Greyson)**

Minta Estate  
220 Soldiers Road, Berwick, 3806  
**Byron 244 (Haven) | Tathra 350 (Holbrook) | Shoreham 425 (McKinley)**

Orana Estate  
18 Baroda Ave, Clyde North, 3978  
**Brooklyn 278 (Providence) | Ballina 250 (Canyon) | Newport 361 (Latrobe) | Villa 211 (Valley) | Cosmo 166 (Cove)**

Waterford Rise Estate  
12 Longview Road, Warragul, 3820  
**Ballina 250 (Pier) | Shoal 265 (Providence)**

## GEELONG DISPLAYS

Armstrong Estate  
227 Sovereign Drive, Mt Duneed 3217  
**Clovelly 225 (Resort) | Brooklyn 278 (Sierra)**

Coridale Estate  
22 Coridale Boulevard, Lara 3212  
**Merimbula 239 (Pier) | Shoal 265 (Haven)**

## WEST DISPLAYS

Alamora Estate  
5 Isola Mews, Tarneit, 3029  
**Clovelly 22 (Peak) | Tathra 30 (Summit)**

Aspire Estate  
101 Beattys Road, Fraser Rise, 3336  
**Tahlee 285 (Haven) | Tathra 350 (Holbrook)**

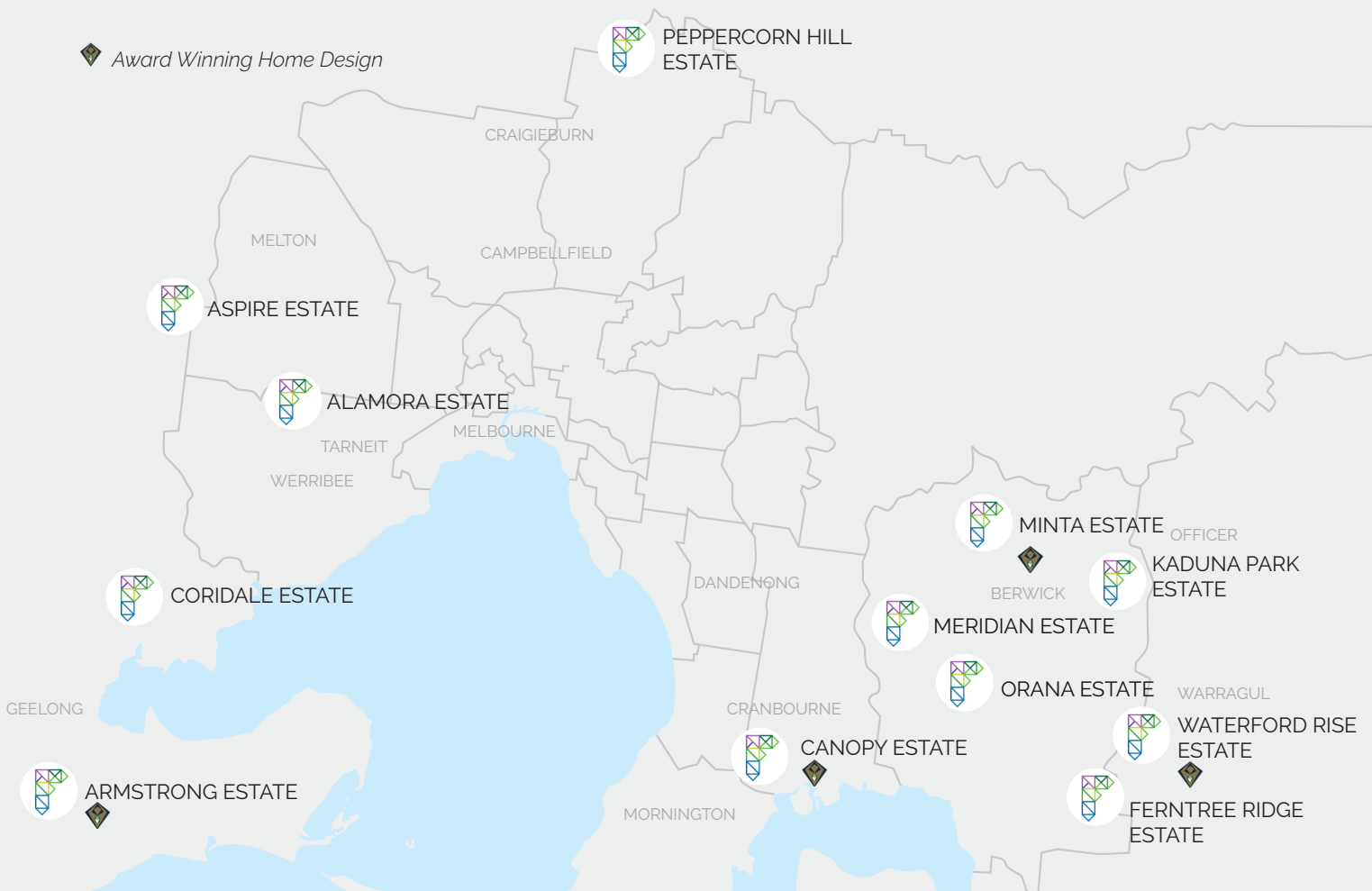
## NORTH DISPLAYS

Peppercorn Hill Estate  
9 Adelaide Circuit, Donnybrook  
**Harwood 25 (Ravine) | Riverview 26 (Canyon)**



Scan the QR Code to view display map

 Award Winning Home Design



Start the  
*journey home!*



**Fairhaven**

