

2023



highline  
living

**Liberty Range**



# Welcome to Highline Living.

**Our mission is simple — build high quality homes that are affordable and accessible to all aspiring home owners.**

We believe that everyone deserves a place to call home, and that's why we are focused on building homes that are accessible to a wide range of home buyers.

Our affordable homes are perfect for first home buyers, investors and growing families looking for a great value home in Melbourne's growing housing market.

## Our commitment



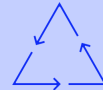
### QUALITY

Using only the highest quality materials and meticulous tradespeople closely supervised by our extremely experienced construction team ensures each and every home is finished to the highest of standards.



### ACCESSIBILITY

Delivering quality homes at a price people can afford requires efficiency. At Highline, we keep it simple - we focus on the important things, like build quality and customer service. Our team is small, nimble with decades of experience to ensure you get everything you need and nothing you don't at a great price.



### SUSTAINABILITY

Being sustainable is more than just creating an energy efficient home. We have a responsibility to reduce wastage throughout the design and construction process, utilise materials that have as small of a carbon footprint as possible, achieve optimal thermal performance and ensure our homes not only meet the needs of today but also the future needs of both you and the environment.



**SIMON MONGAN**

Managing Director

Having spent more than a decade working closely with first and second home buyers as they navigate the exciting world of home ownership, I have a first hand appreciation of the journey, the excitement and the nerves that come with that.

Our mission at Highline Living is to make this as enjoyable, efficient and stress free as possible for every customer who trusts us to deliver their dream home.

We've assembled an outstanding team of highly experienced professionals to work with our trusted supply partners to deliver an outstanding quality home that you will be proud to call yours for years to come.

As a group of like minded construction professionals, our commitment to each other is to build every home as if it was our own. Welcome to Highline Living.



*We believe home ownership should be accessible to everyone.*

## Why choose a Highline Living home?

We understand that entering the property market can be a daunting experience but it shouldn't have to be – instead, it should be exciting and rewarding.

With decades of experience guiding thousands of home buyers along this journey we understand how important it is to take thorough care of every detail for you so there are no surprises. Our process is simple, clear and well planned so that you can relax and enjoy the exciting journey to home ownership knowing you are in safe hands.

### Process

Simple, Fast, Affordable!

01



#### BUDGET & FINANCE

First, we assist in establishing a budget you're comfortable with in conjunction with our finance partners. This considers deposits required, repayments and overall timeframes.

02



#### HOUSE & LAND SELECTION

Next we guide you through a thorough home and land package selection process. Choose from a range of pre-determined packages, our townhome range or create something more tailored to suit your needs. With our premium level of inclusions from leading manufacturers, we'll be sure to create a home you're proud of.

03



#### PURCHASE & PRE-SITE

Then we'll guide you through the purchase process with the support of our finance and conveyancing partners as we prepare all your pre-site paperwork and approvals to start the construction of your brand new home.

04



#### CONSTRUCTION & KEYS!

Finally watch your creation grow! Under the close supervision of our highly experienced construction team and the very best tradespeople and supply partners, we manage the construction of your home meticulously as if it was our own.



*We make homeownership as easy as possible.*

# Why build a Highline Living home?

## Our approach is simple:

- Offer a stylish, well researched, functional and value packed product range
- Build to an exceptional standard with our highly experienced construction team
- Focus on delivery speed and meticulous attention to detail
- Keep the business light and nimble to save costs
- Offer market leading prices to key partners
- No frills, just outstanding product, exceptional quality and great value

**Simple, Fast, Affordable!**



We have assembled some of the most talented and experienced construction professionals with outstanding track records to deliver quality housing outcomes



We have a lean delivery model enabling us to offer the fastest and most efficient construction service at a very competitive price



We apply sound design principles to produce tailored Home and Land package combinations on the most suitable lots in the best locations for you



We've developed a premium level of inclusions from leading manufacturers to suit a modern and sustainable way of living.



We've taken care of construction for you, engaging the very best trades people closely supervised by our highly experienced construction team.



We offer an ever developing product range with clever, comfortable and affordable designs for you to choose from.



*We make homeownership as easy as possible.*



# TOWNHOMES

Located in the best locations close to amenities in some of Melbourne's most sought-after estates, life in a Highline Living townhome offers a modern lifestyle for both families and individuals looking for a comfortable and practical space to call home.

Our suite of modern homes have been designed with affordability, functionality and sustainability in mind. Options include 2, 3 or 4 bedrooms, 2 or more bathrooms, double and single garages and luxe living areas to meet a range of budgets.





Liberty facade 1





## Liberty facade 2





## Liberty facade 3





## Liberty 14

2  2.5  2 

The Liberty 14 townhome offers both a practical and affordable living solution for aspiring home owners. With a generous kitchen, living and dining areas well separated and two bedrooms both with ensuites this neat townhome is perfect for a young family right through to a pair of housemates.

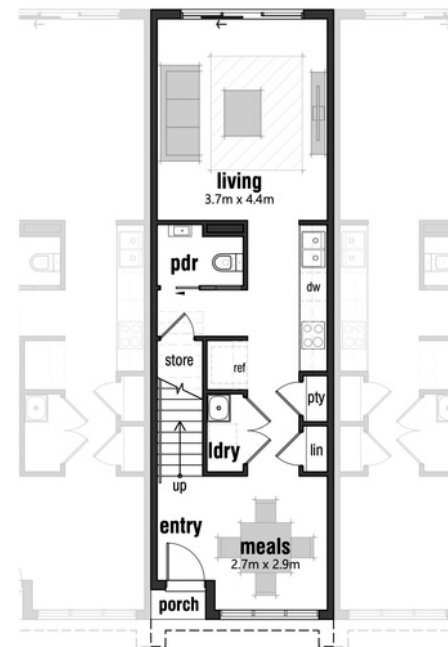
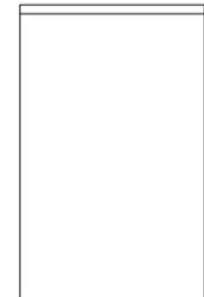
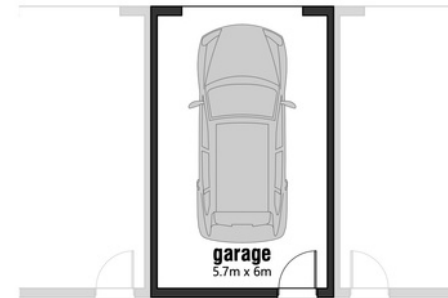
The living area opens up to a private landscaped courtyard and lock up garage.

### AREAS

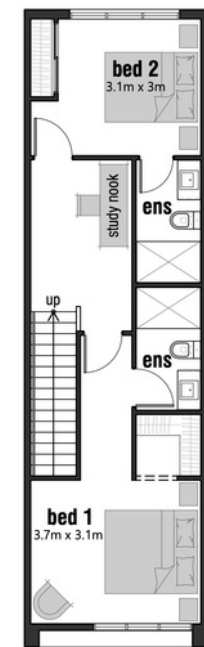
GROUND FLOOR LIVING	52.66m <sup>2</sup>
FIRST FLOOR LIVING	54.64m <sup>2</sup>
GARAGE	25.52m <sup>2</sup>
PORCH	0.78m <sup>2</sup>
TOTAL M2	133.6m <sup>2</sup>
TOTAL SQ	14.38

### AVAILABLE DESIGN OPTIONS

Two bedroom, one bathroom design



GROUND FLOOR



FIRST FLOOR

MINIMUM BLOCK DIMENSIONS

6m x 25m



# Liberty 19

3  2.5  2 

The Liberty 19 townhomes offer luxury with their generous living areas opening up to a private landscaped courtyards, 2.5 bathrooms, 3 bedrooms, dual living spaces and a wide kitchen designed for socialising and entertaining by maintaining connection from inside the home to outdoor living.

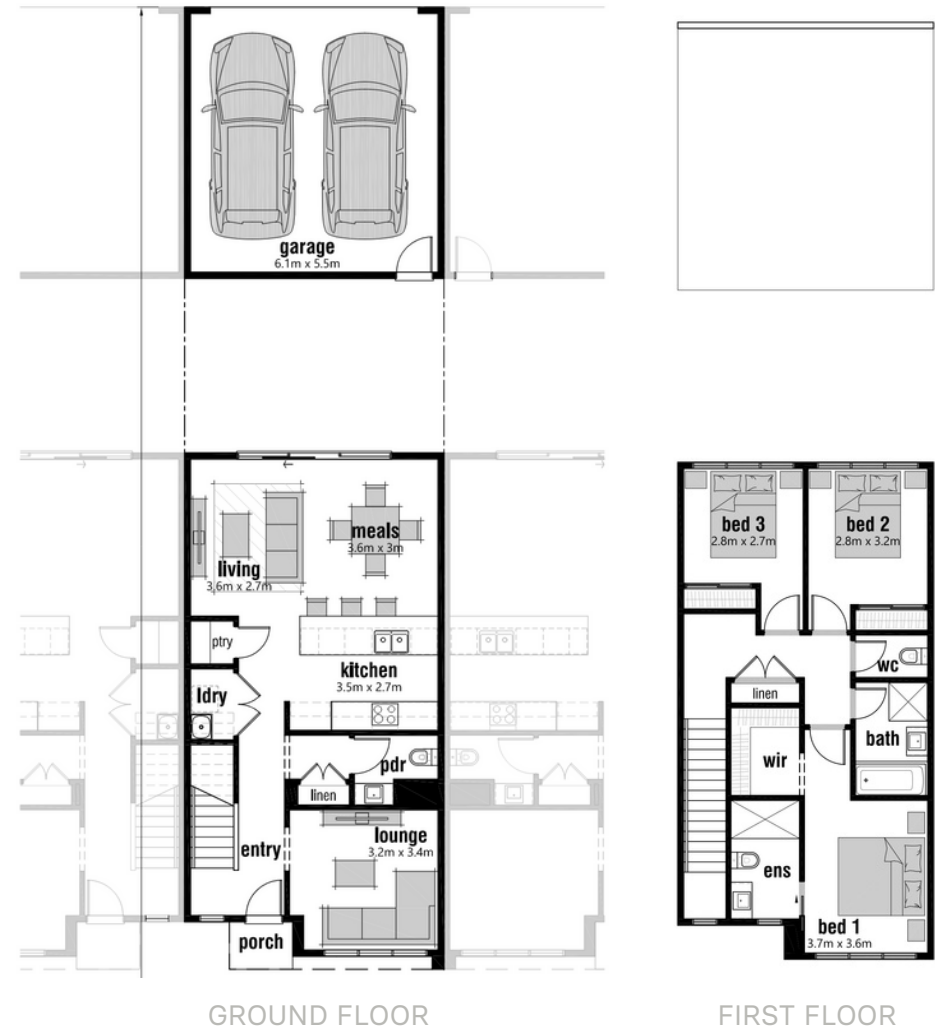
These townhomes provide quality, space and functionality to allow for growing families to live comfortably or investors to market with ease.

## AREAS

GROUND FLOOR LIVING	68.09m <sup>2</sup>
FIRST FLOOR LIVING	68.01m <sup>2</sup>
GARAGE	37.73m <sup>2</sup>
PORCH	1.61m <sup>2</sup>
TOTAL M <sup>2</sup>	175.44m <sup>2</sup>
TOTAL SQ	18.88

## AVAILABLE DESIGN OPTIONS

4th bedroom option



MINIMUM BLOCK DIMENSIONS 6m x 25m





## Liberty 12

3  2.5  2 

The Liberty 12 cleverly uses the airspace above the garages of two Liberty 19 townhomes. Offering an affordable two bedroom apartment with balcony and centralised kitchen, the Liberty 12 is a great option for first time homebuyers, investors and multi generational living when paired with a Liberty 19.

A perfect solution to the housing affordability challenge.

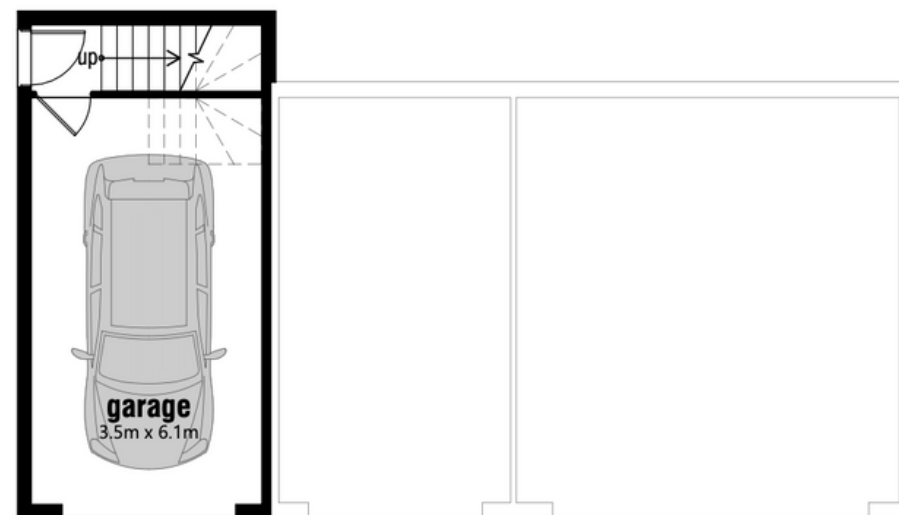
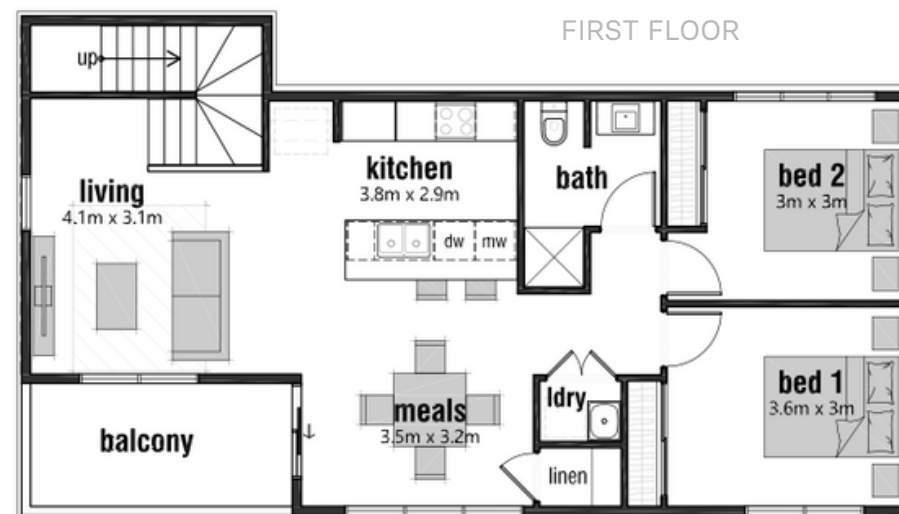
Note the Liberty 12 requires a planning permit

### AREAS

GROUND FLOOR LIVING	68.09m <sup>2</sup>
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### AVAILABLE DESIGN OPTIONS

One bedroom option



## COLOUR CHOICES & INCLUSIONS





# outstanding value for money

Navigating the world of new home buying can be a tricky and confusing process. At Highline Living, we've come up with a level of inclusions that we are proud of, represent outstanding value for money and are considered "extras" with many other builders. Our method is simple – if we would expect it in our own home, it should not be an "extra".

In addition, only the highest quality fittings, fixtures, materials and workmanship are used in our homes.

As a result, the premium value built into every\* Highline home is valued at more than **\$35,000**

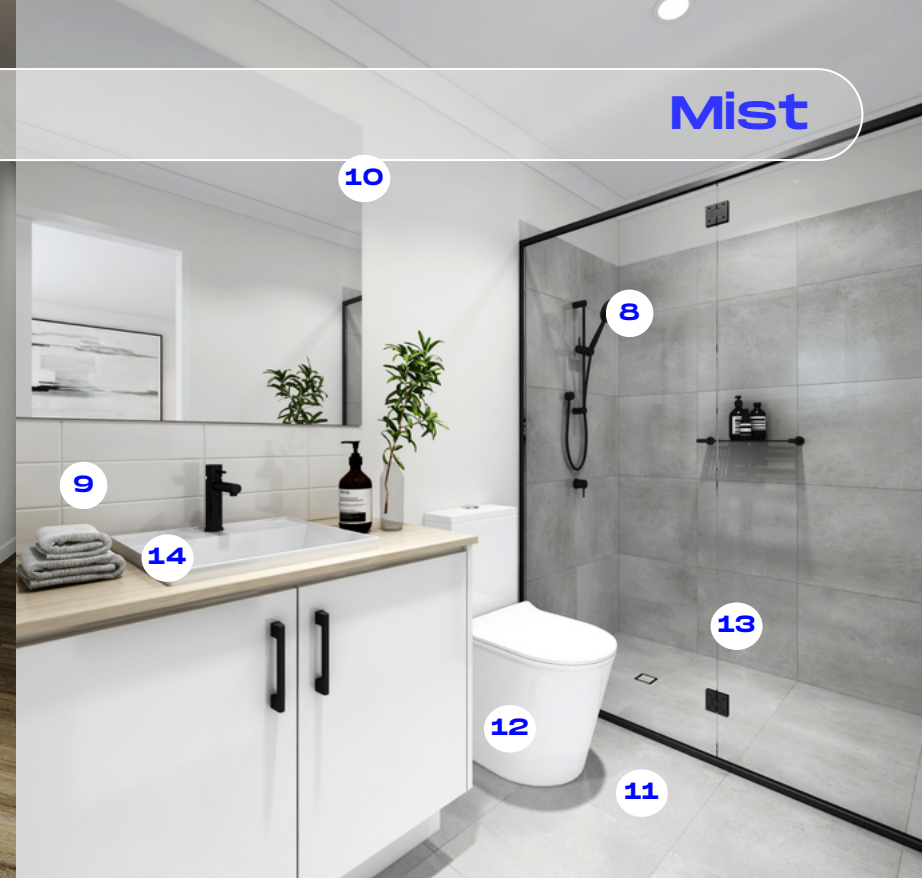
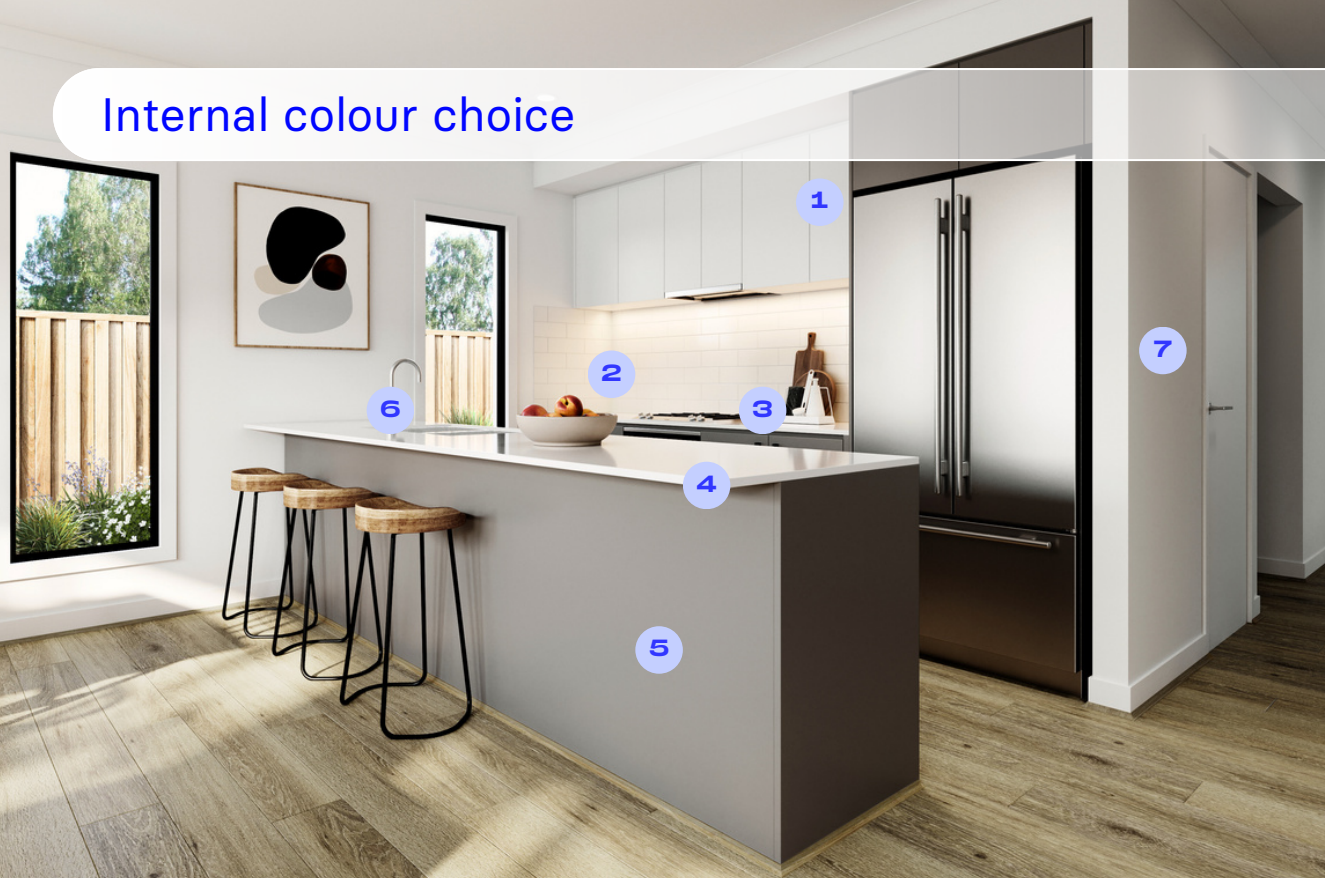
Architecturally designed Facade.....	\$10,000
Quality floor coverings throughout.....	\$6000
Quality roller blinds to windows.....	\$2000
Double power points with USB charging points to key locations.....	\$500
Double glazing to all doors and windows.....	\$5000
Stone bench tops and generous overhead cabinets to your kitchen.....	\$3000
Air Conditioning.....	\$6000
Metal Roof.....	\$2000
High quality aluminium window frames with deadlocks and fly screens.....	\$2000
LED downlights throughout.....	\$2500
Induction cooktop.....	\$1000
Outstanding energy performance.....	a happier planet



\*Premium Specification

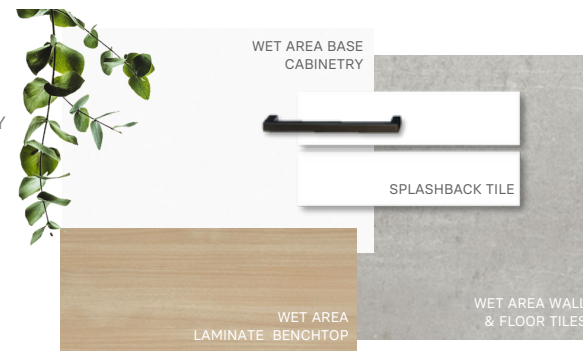
## Internal colour choice

Mist



### PREMIUM KITCHEN INCLUSIONS

1. AMPLE KITCHEN STORAGE WITH OVERHEAD CABINETRY
2. FULL HEIGHT TILED SPLASHBACK
3. 600MM ELECTRIC OVEN & INDUCTION COOKTOP
4. 20MM STONE BENCHTOP TO ENTIRE KITCHEN
5. QUALITY LAMINATE CABINETRY
6. DESIGNER GOOSENECK KITCHEN TAPWARE
7. QUALITY MATT ACRYLIC WALL & CEILING PAINT



### PREMIUM BATHROOM INCLUSIONS

8. HANDHELD SHOWER RAIL
9. DESIGNER TILE SPLASHBACK
10. FRAMELESS MIRROR FULL WIDTH TO THE VANITY
11. QUALITY CERAMIC FLOOR & WALL TILES
12. SOFT CLOSE TOILET SUITE
13. CLEAR SAFETY SHOWER SCREEN WITH PIVOT DOOR
14. DESIGNER TAPWARE AND CHINA VITREOUS BASINS

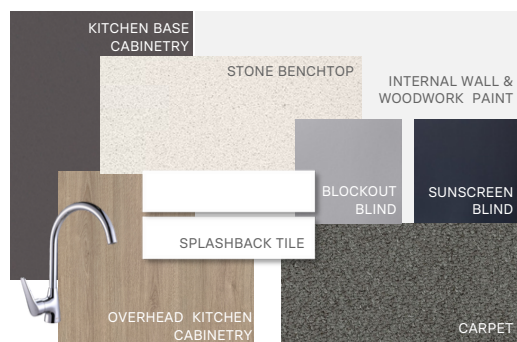
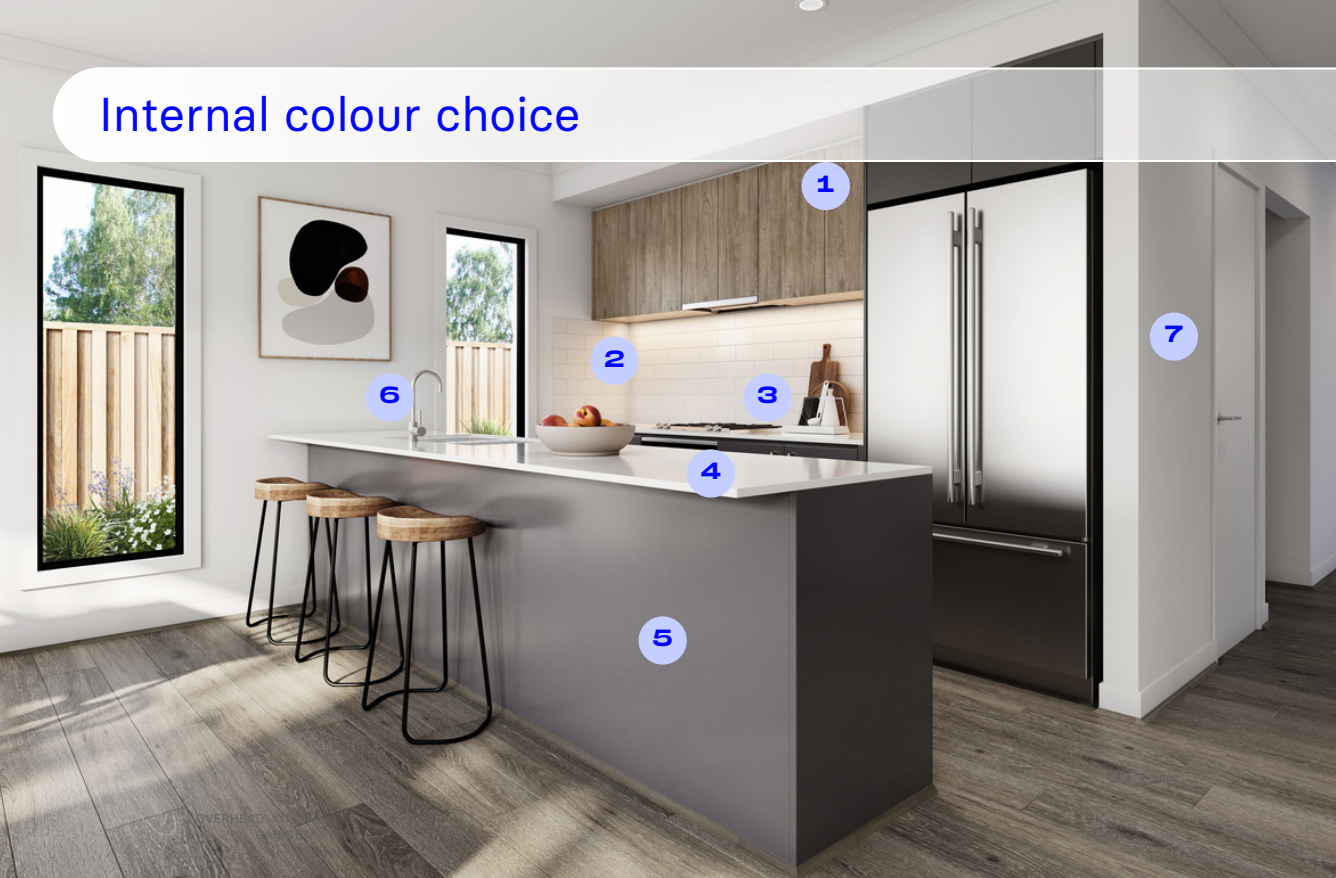
## SCHEME OPTIONS





## Internal colour choice

Ash



### PREMIUM KITCHEN INCLUSIONS

1. AMPLE KITCHEN STORAGE WITH OVERHEAD CABINTRY
2. FULL HEIGHT TILED SPLASHBACK
3. 600MM ELECTRIC OVEN & INDUCTION COOKTOP
4. 20MM STONE BENCHTOP TO ENTIRE KITCHEN
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### PREMIUM BATHROOM INCLUSIONS

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## SCHEME OPTIONS





# Premium Inclusions

## EXTERNAL

- Contemporary facade
- Face brickwork, AAC rendered panels or designer cladding to external walls
- Brick edge windowsills
- Colorbond metal roof
- Colorbond metal gutters, fascia and rectangular downpipes
- Fibre cement eave and soffit linings
- Prefabricated 90mm MGP-10 timber wall frames
- Engineered timber roof trusses
- 22.5 degree roof pitch
- Engineered concrete slab system
- Termite management system (as required)
- Engineered timber floor system to upper floor
- Colour-through concrete paving to driveway, path and porch\*

## SUSTAINABILITY

- R2.5 wall insulation to all external walls (excluding garage walls)
- R4.1 ceiling insulation to all habitable living areas
- Sisalation to external walls
- 300L solar hot water system with electric boost

## PAINTING

- Quality flat water based acrylic paint system to ceilings (2 coats)
- Quality matt acrylic paint system to internal walls (2 coats)
- High gloss enamel paint to internal woodwork and external doors
- Hard-wearing low sheen acrylic paint system to all exterior timber and cladding

## INTERNAL

- 10mm plasterboard wall and ceiling lining
- 75mm cove cornice throughout
- 2440mm high ceilings (single storey/ground floor)\*
- 67mm single bevel skirting and architrave
- 2040mm high flush panel hinged doors with lever handles\*
- Privacy sets to bathroom, ensuite & WC internal doors
- Cushioned door stops
- Single roller blinds to all windows and sliding doors (excluding wet areas)

## EXTERNAL DOOR & WINDOWS

- Contemporary front entry door\*
- Lever style entry lockset
- Aluminium powder coated double-glazed windows and sliding doors
- Colorbond metal sectional garage door with two remotes
- Hinged shoppers access door with lever lockset and double cylinder deadlock\*
- Deadlocks to all openable doors and windows
- Fibreglass flyscreens to all openable sliding doors and windows
- Draft seals to external hinged doors
- Obscure (privacy) glazing to bathroom, ensuite and WC windows

## STAIRCASE (double storey)

- Painted timber handrail and dwarf wall
- Quality carpet finish to stairs
- MDF tread and risers

## BALCONY (double storey)

- Powder coated aluminium vertical balustrade
- Fibre reinforced cement flooring with ceramic floor tiling



\*Design specific - Refer to contract and plans for details.

# Premium Inclusions

## KITCHEN

- Quality 20mm stone benchtop
- Contemporary laminate base cabinetry with recessed kicker
- Laminate overhead cabinetry including to the fridge space
- White melamine lining and shelving to cabinetry
- 600mm stainless steel electric fan forced under bench oven
- 600mm electric induction cooktop
- 600mm stainless steel slideout rangehood fitted to overhead cupboards
- Designer double bowl overmount kitchen sink with chrome basket waste\*
- Designer gooseneck mixer tapware\*
- Designer cabinetry handles\*
- Plumbing and electrical provision to the dishwasher space
- Electrical provision for the microwave space
- Set of 4 cutlery drawers
- 700mm wall tiling to Kitchen splashback (including returns)\*
- Pantry cupboard with 4 melamine shelves\*
- Bulkheads to above kitchen cabinetry
- Soft closers to cupboards and drawers

## ELECTRICAL

- Double power point with USB charging points to key locations
- Single power point to fridge space, microwave and dishwasher recesses
- TV / Voice / Data points to living
- Smoke detectors (hard wired with battery back-up)
- LED downlights throughout\*
- Externally flued exhaust vents to bathroom & ensuite
- One external wall mounted feature facade light
- Multi head split reverse cycle heating/cooling system with outlets to living and bed 1

## BATHROOM & ENSUITE

- Contemporary laminate benchtop\*
- Contemporary laminate base cabinetry with tiled recessed kicker
- White melamine lining and shelf to cabinetry
- Semi-frameless shower screens with clear safety glass and pivot door
- Ceramic floor tiling with tiled shower base
- Square chrome floor waste to shower
- Ceramic wall tiling up to 2100mm high in the shower
- 100mm high tiled skirting to remaining wet area walls
- 300mm high tiled vanity splashback including returns\*
- 800mm high frameless mirror to full width of the vanity
- Square vitreous china inset basins with chrome waste and overflow
- Toilet suite (white with chrome flush button and bottom inlet)
- Designer mixer tapware\*
- Designer handheld shower rail\*
- 600mm wide double chrome towel rail and toilet roll holder\*
- Acrylic bath set in a ceramic tiled hob\*
- Soft closers to cupboards
- Wall hung basin and towel ring to Powder Room\*

## LAUNDRY

- 45L stainless steel laundry unit with overflow
- Designer chrome swivel mixer tap\*
- Concealed chrome washing machine taps
- 400mm high tiled splashback to laundry trough including returns\*
- Ceramic floor tiling including 100mm high tiled skirting

## FLOORING

- Quality carpet to all bedrooms, robes, and upper floor passageway\*
- Quality laminate timber flooring to living areas, ground floor passageway and front entry

## ROBES & CUPBOARDS

- White melamine shelf and hanging rail to robes and walk-in-robes\*
- Vinyl sliding doors to minor robes\*
- Four white melamine shelves to linen cupboards\*



*\*Design specific - Refer to contract and plans for details.*





# Premium Inclusions

## SERVICE CONNECTIONS

- Underground mains electrical connections
- Fibre-Optic compliant telecommunications conduit connection
- Underground mains water run from water meter to house
- Underground mains sewer run from connection point to house
- Garden taps to front and rear of the house

## WARRANTIES & GUARANTEES

- All statutory warranties, insurances and guarantees
- 90 day maintenance period
- 10 Year Structural Guarantee
- Independent inspections by a registered building surveyor

## COUNCIL & OH&S REQUIREMENTS

- OH&S requirements and certifications
- Crossover protection and silt sediment control (where applicable)
- Temporary site fencing and rubbish cage
- Warranty insurance
- Occupancy Certificate



**ENQUIRE TODAY**

**Contact us on 0422 178 600**

Visit [highlineliving.com.au](https://highlineliving.com.au) for more information.

## LEADING BRAND PARTNERS



**Chromagen**

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## Disclaimer

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Facade images are for illustrative purposes only and items such as windows, front entry doors and door frames are commonly altered to the façade to suit room layouts in various house designs. Please refer to the specific construction drawings of the house type selected for the accurate details.

Any prices published are a guide and any decision to purchase should be based on an official quotation, plans and specification which can be obtained by contacting Highline Living. Information contained is correct at the time of printing. CDB-U 75856.





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