

Heartford

FIXED HOME & LAND PACKAGES



Artists Impression

HEARTFORD,
DONNYBROOK JUST
30KM NORTH OF
MELBOURNE'S
CBD.



LAND DEPOSIT

HOME DEPOSIT

\$10K + \$7K

☒ Quick Contracts ☒ 100 Day Build Guarantee for Single Storey Homes

Pricing inclusive of \$15,000 Heartford Rebate.

Building 8 Star Homes

30% Less Energy. 100% Smarter.*



JG King Homes is now building 8 Star energy efficient homes as standard.* This means families can enjoy lower energy bills, greater year-round comfort and a smaller environmental footprint, without compromising on design or budget.

From the way your home is oriented on the block, to the windows, insulation, and roofing, every detail of an 8 Star JG King home is carefully designed to deliver the best in comfort and efficiency.

This is more than just a step forward - it's part of our ongoing commitment to build homes that are safer, smarter, and more sustainable.

One ~~Step~~ *Star* Ahead

The difference is in the build.

JG King Homes was founded with a clear vision: to design and build homes that families truly love. For over 40 years, we've stayed true to that mission.

With thoughtfully designed floorplans that balance beauty and functionality, we don't just construct houses, we build homes that are truly built for life.

At the heart of every home are our high performance windows, double glazed with Low-E, uPVC technology and manufactured by us. Wrapped around a TRUECORE® steel frame that is engineered and manufactured by us that will stay straight for the life of the home and is resistant to termites and a COLORBOND® roof that's as durable and reliable as the home beneath it.

Every build is designed to hold it's integrity long after the keys are handed over.

Every JG King Home is built with the highest quality standard inclusions:



Standard Inclusions



KITCHEN

- **Westinghouse 60cm ceramic cooktop, 4 zone (WHC642BC) - FREE Upgrade.**
- Chef 60cm canopy rangehood (CRC612SB).
- Westinghouse 60cm multi-function 5 oven (WVE6313SDA).
- Posh Bristol double bowl sink with 1 taphole, left hand bowl with drainer. Stainless Steel (35006).
- Chrome finish sink mixer (2269173).
- Laminate under-bench cabinet doors and 1 bank of 4 drawers (top drawer with cutlery insert).
- Overhead cupboards to kitchen area and fridge space.
- Soft close hinges included on doors.
- **20mm Stone Benchtops Throughout - FREE Upgrade.**
- Chrome vanity cabinet handles from Builder's Category 1 range.
- Microwave space with power (single point). Microwave not included.
- Dishwasher space with power (single GPO) and (cold) water point.
- **Dishwasher included - FREE Upgrade.**
- Tiled splashback from Builder's Category 1 range.
- Natural finish laminate.
- Includes standard 600mm appliances, built-in pantry and kitchen bench (kitchen island bench product specific).
- Pivot door to Bathroom and Ensuite.
- Chrome vanity cabinet handles from Builder's Category 1 range.

BATHROOM & ENSUITE

- Kado Lux square vanity basin with 1 taphole (9502324).
- Rectangular white acrylic bath (sizing is product specific) (9504387).
- Tiled recessed shower bases to ground floor of all homes. Tiled raised bases to first floor of double storey homes (sizing is product specific).
- Posh Domaine Toilet, White (9502264).
- Joinery built laminate vanity units.
- Soft close hinges included on doors.
- Laminate benchtops from Builder's Category 1 range.
- 2000mm high semi-framed shower screen with overlap pivot door to Bathroom and Ensuite.
- Chrome vanity cabinet handles from Builder's Category 1 range.
- Polished edge frameless mirror to vanities.
- **20mm Stone Benchtops Throughout - FREE Upgrade.**



Standard Inclusions

TAPWARE & ACCESSORIES

- Basin Mixer
- Laundry Sink Mixer
- Bath Mixer / Shower Mixer
- 200mm Straight Bath Outlet
- Shower Head and Rail
- Double Towel Rail
- Toilet Roll Holder
- Pop-up Basin Waste

STORAGE - ROBES / CUPBOARDS / LINEN & PANTRY

- 1 white Melamine shelf with hanging robes to bedroom robes.
- 4 white Melamine shelves to pantry and linen cupboard.
- 1 white Melamine shelf to broom cupboard (product specific).
- 2040mm nominal flush panel internal doors to secondary bedrooms.



PAINTWORK

- Door Paint - Gloss acrylic to entrance door.
- External Paint - Low sheen acrylic to external timber work and other external doors.
- Cement sheet infills and Alfresco ceilings - Solashield Matt.
- Wall Paint - Plasterboard walls - 2 coats washable acrylic.
- Ceiling Paint - Plasterboard ceilings - 2 coats flat acrylic.
- Internal Paint - Gloss acrylic to internal doors and woodwork. Note: Walls and woodwork to be one colour.

CEILING, FLOORING AND WALL TILES

- **2550mm Ceiling Height - FREE Upgrade.**
- Ceramic tiles from Builder's Category 1 to kitchen, bathroom, ensuite, WC, laundry and powder room (if applicable).
- Ceramic skirting tiles to bathroom, ensuite, WC, and laundry.
- **Carpet and Laminate Flooring - FREE Upgrade.**

Standard Inclusions

ELECTRICAL

- **Provide upgrade to three phase power supply including upgraded meter box - FREE Upgrade.**
- Hardwired (photoelectric) smoke detectors with battery backup.
- **Rinnai Hi-Wall Inverter split system air conditioners (size is design specific) including "back to back" connection - FREE Upgrade.**
Note: Any upgrade to ceiling heights or floor areas may incur additional charge for increasing size of split system to suit.
- **Downlight Package (Home Design Specific) - FREE Upgrade**
- Power points and light switches as per detailed electrical plan (locations and quantities are product specific).
- 2 TV points (coaxial cable to roof space for future connection to antenna). Antenna not included.
- Externally vented exhaust fans over showers.
- Externally vented exhaust fan to internal WC / powder room (product specific).
- Rinnai Electric Heat Pump. The Rinnai Enviroflo GR Series Electric Integrated Heat Pump hot water systems are your reliable choice for efficient hot water.



EXTERNAL FEATURES

- External Door Lock - Lockable Vitus.
- Hume XV10 Front Entry Door - 2040mm high x 820mm wide entrance door.
- 2 external garden taps (positions are product specific).
- Plasterboard ceiling with 55mm Cove Cornice.
- Sectional garage door (sizing is facade specific). Includes door remote control unit (2 x remote and 1 x wall button).
- External Garage Door - Hinged access door (product specific).
- Integrated engineered "H" class concrete waffle pod (site specific) to all areas under standard roof line (Porch, Alfresco - if applicable) prepared for optional paving / deck / tile (extra costs apply).
- Selection of Builder's Category 1 range clay bricks with natural colour mortar joints.
- Single Storey: Brick infill above front elevation windows and garage door. Painted lightweight infill to all other windows and doors (product specific).
- Double Storey: Brick infill above all ground floor windows and doors (excluding garage vehicle access door). Painted lightweight infill to all other windows and doors (product specific).
- Colorbond® roof (includes sarking).
- Colorbond® fascia, gutters, and downpipes.
- High performance windows and sliding doors featuring double glazed safety glass.
- Feature windows to front facade (product specific).
- Flyscreens with aluminium mesh to all openable windows. Doors not included.
- Window Glazing Options (Wet Areas)
- Obscure Glazing.

WINDOWS

- High Performance Windows and Doors - Double glazed safety glass as standard on all windows and sliding doors (uPVC double glazed toughened safety glass including Low-E glazing).
- Window Locks - locks to all windows to ensure safety and peace of mind.

\$30,000
OF ADDITIONAL
UPGRADES
INCLUDED FOR
FREE

- ✓ 2550mm Ceiling Height
- ✓ Dishwasher
- ✓ Carpet & Laminate Flooring
- ✓ 20mm Stone Benchtops Throughout

Electrical Upgrades

- ✓ Downlight Package
- ✓ Westinghouse 60cm ceramic cooktop, 4 zone (WHC642BC)
- ✓ Rinnai Hi-Wall Inverter split system air conditioners (size is design specific) including "back to back" connection
- ✓ Provide upgrade to three phase power supply including upgraded meter box

Heartford East Village

LOT 233
Nolan 26

LOT 234
Banksy 16

LOT 235
Maynard 18



Heartford, Donnybrook.

Just 30km from Melbourne's CBD, Heartford offers families over 19 hectares of parks and playgrounds, walking and cycling trails, and easy access to Merri Creek and Mount Ridley Nature Conservation Reserve. Minutes from Donnybrook train station and Merrifield City shopping, with local dining, a golf course, and an active community scene right on your doorstep.

For those seeking a calmer pace, Heartford's newest precinct, East Village, is the perfect choice. With quieter streets, a more relaxed atmosphere and a strong sense of neighbourhood, East Village offers a peaceful retreat while still keeping you connected to everything Heartford has to offer.

Your new life at Heartford starts here.



DONNYBROOK ROAD



30 Kms to North
of the CBD

2 Kms from
Donnybrook Train

5 Minutes Drive
To Ammenities

1 Planned
Sporting Complex



Nolan 26

Facade Urban

FIXED PRICE*

\$740,589

Including \$15,000 Heartford Rebate

10.50 Exterior Width | 14.84 Exterior Depth

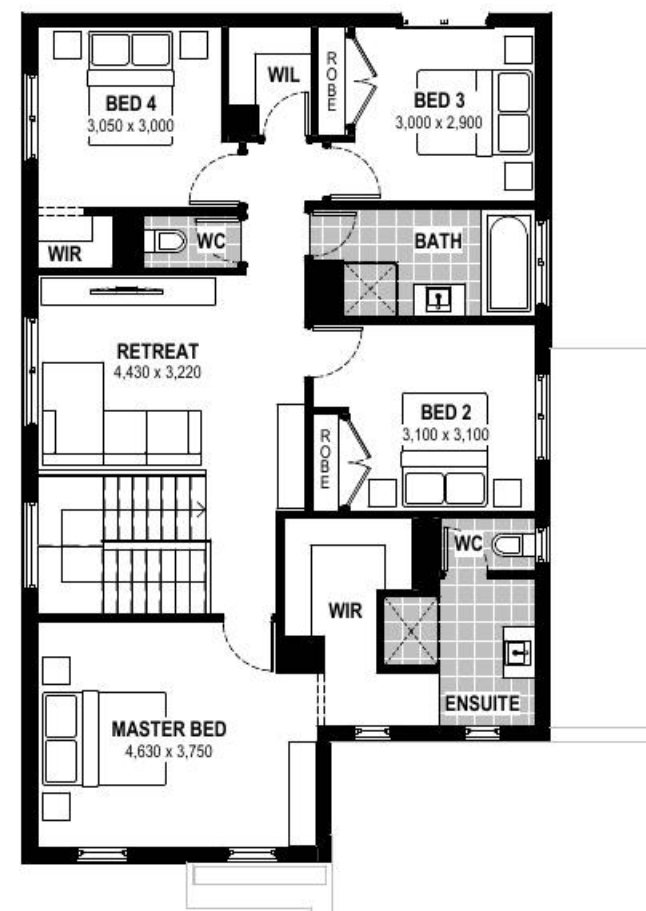
12.50 Block Width | 21.00 Block Depth

Ground Floor*	87.10m ²	9.38sq
First Floor	101.50m ²	10.93sq
Garage	36.15m ²	3.89sq
Porch	4.60m ²	0.49sq
Total House Area	240.33m²	25.87sq

art
COLLECTION

4
 3
 3
 2

Lot 233 Beenleigh St, Donnybrook



**Ask how
we can make
this move
in ready.**



ESTIMATED RENTAL APPRAISAL*

\$580 - \$630 per week.



Maynard 18

Facade Nest

FIXED PRICE*

\$633,968

Including \$15,000 Heartford Rebate

12.80 Exterior Width | 15.30 Exterior Depth

14.00 Block Width | 21.00 Block Depth

Ground Floor*	133.67m ²	14.39sq
Garage	36.73m ²	3.85sq
Porch	1.63m ²	0.18sq
Total House Area	171.03m²	18.41sq

art
COLLECTION

4
 3
 1
 2

Lot 235 Beenleigh St, Donnybrook



**Ask how
we can make
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in ready.**



ESTIMATED RENTAL APPRAISAL*
\$500 per week.



Banksy 16

Facade Grove

FIXED PRICE*

\$598,791

Including \$15,000 Heartford Rebate

11.30 Exterior Width | 15.35 Exterior Depth

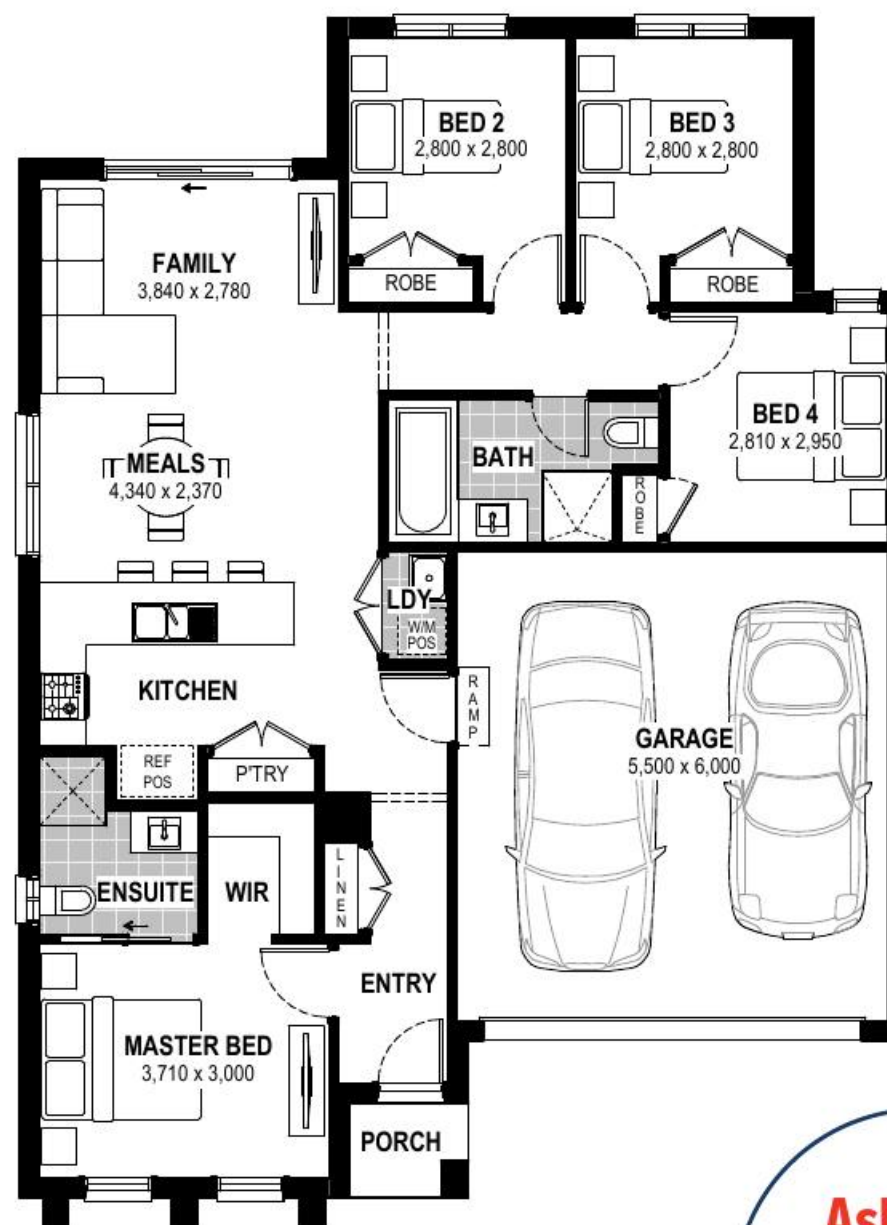
12.50 Block Width | 21.00 Block Depth

Ground Floor*	109.74m ²	11.81sq
Garage	35.74m ²	3.85sq
Porch	1.82m ²	0.20sq
Total House Area	147.30m²	15.86sq

art
COLLECTION

4
 2
 1
 2

Lot 234 Beenleigh St, Donnybrook



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ESTIMATED RENTAL APPRAISAL*
\$500 per week.



Built for Life

1300 545 464

jgkinghomes.com.au

*Rental Appraisal Terms & Conditions

The rental appraisal provided by Ray White Real Estate is an indicative estimate only and is based on current market conditions, comparable properties and the information available at the time of assessment. It is not a guarantee or representation of the rental income that will be achieved once the property is completed. Actual rental returns may vary depending on market conditions, property specifications, location, availability, tenant demand and other factors at the time the property is available for lease. Prospective purchasers should make their own enquiries and obtain independent financial, property and rental advice before making any investment or purchasing decision. Packages are fixed price for 12 months.