

Hattan

Smiths Lane Townhomes
Camellia Release | Clyde North

The Hattan Difference

Hattan is quality.
Quality is what
makes Hattan
a home.



Choosing Hattan means investing in a space that seamlessly melds physical and emotional connections through innovative design.

Our developments represent a smart investment, where the distinctive character of each homeowner forms a vibrant and inclusive community.

The contemporary, refined aesthetics infuse your lifestyle with a touch of elegance. Hattan nurtures communities that cherish exploration, self-expression, and collaboration.

Investing with Hattan signifies an optimistic future. Our developments aspire to craft enduring, sophisticated neighbourhoods, epitomising versatility. We excel in being innovative, dynamic, and consistently pushing boundaries.

Hattan

Camellia Townhome Release Smiths Lane



Lume



Robata / Brae

Camellia Townhome Release Siteplan



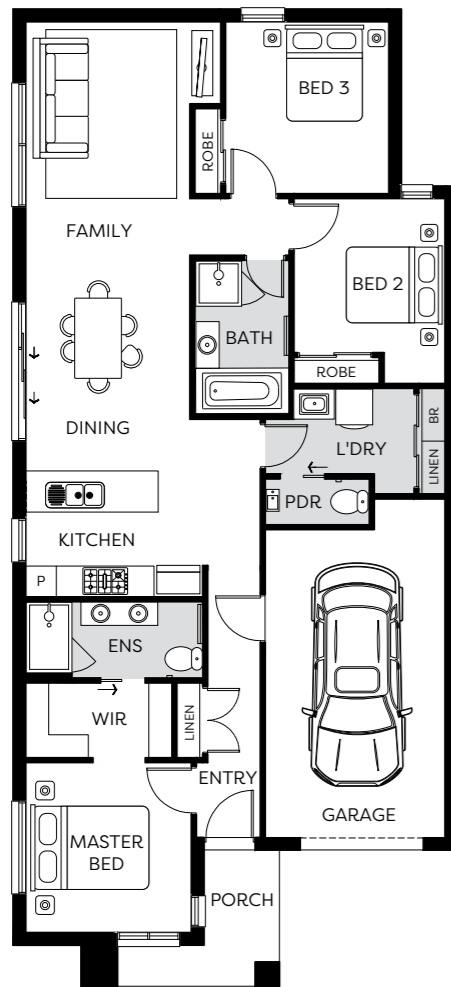


Houston

END CUSTOM BELMONT

3 BED | 2.5 BATH | 1 CAR

Lot No.	2301
Home Size	16 SQ

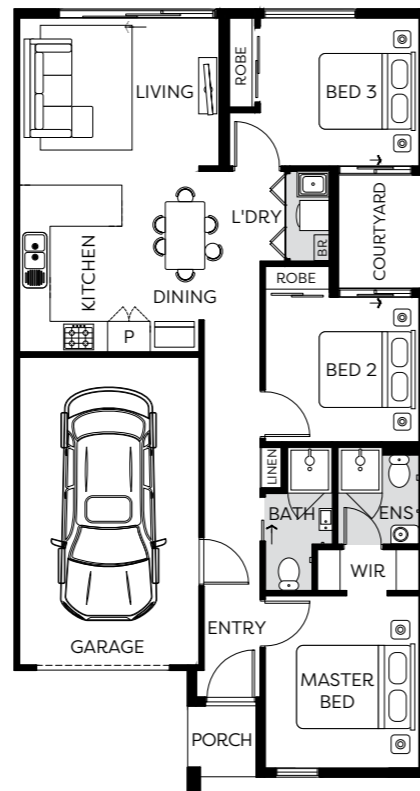


Lume

TYPE E

3 BED | 2 BATH | 1 CAR

Lot No.	2302*, 2306*, 2309*, 2313*, 2330 & 2334
Home Size	12 SQ

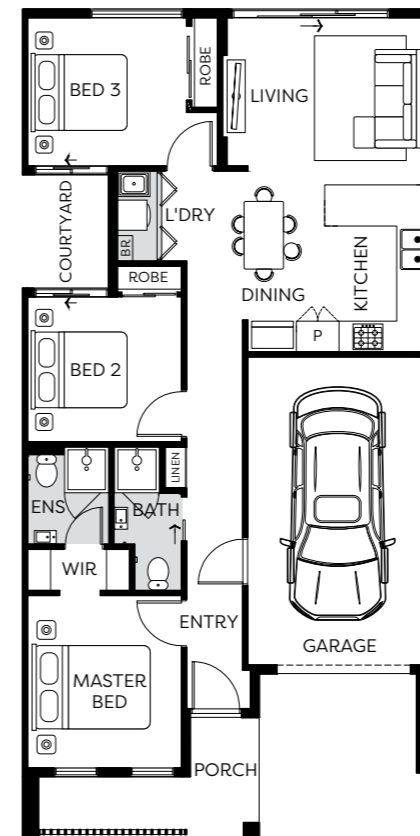


Lume

TYPE G

3 BED | 2 BATH | 1 CAR

Lot No.	2303*, 2310* & 2331
Home Size	12 SQ

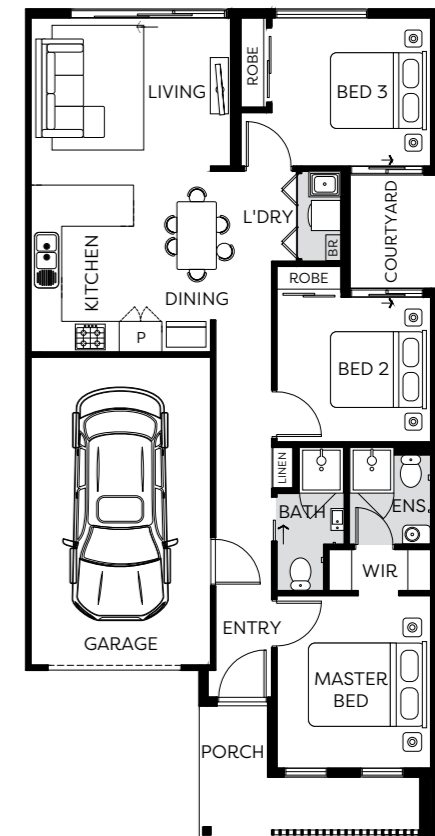


Lume

TYPE F

3 BED | 2 BATH | 1 CAR

Lot No.	2304*, 2311* & 2332
Home Size	12 SQ



*Lots 2302, 2306, 2309 and 2313 Flipped. Artist impression. Images are for illustrative purposes only. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

*Lots 2303, 2304, 2310 and 2311 Flipped. Artist impression. Images are for illustrative purposes only. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.



Lume

TYPE D

3 BED | 2 BATH | 1 CAR

Lot No. 2305*, 2312* & 2333
Home Size 12 SQ

Lume

CORNER TYPE H

3 BED | 2 BATH | 1 CAR

Lot No. 2307, 2308*, 2314, 2329* & 2337
Home Size 12 SQ

Brae

CORNER TYPE H

3 BED | 2 BATH | 1 CAR

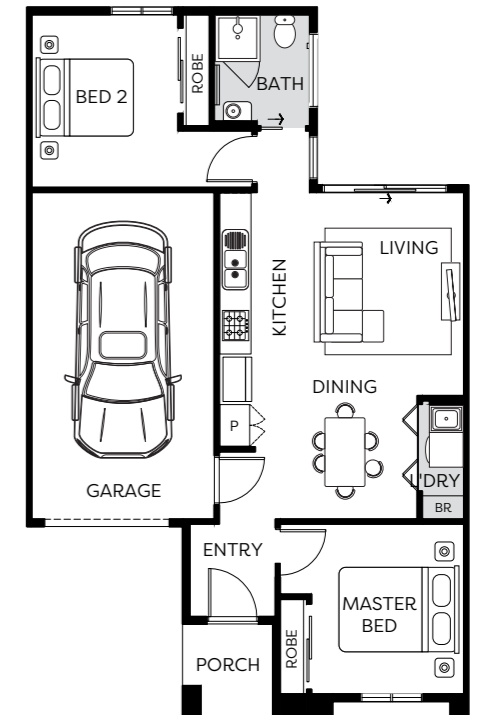
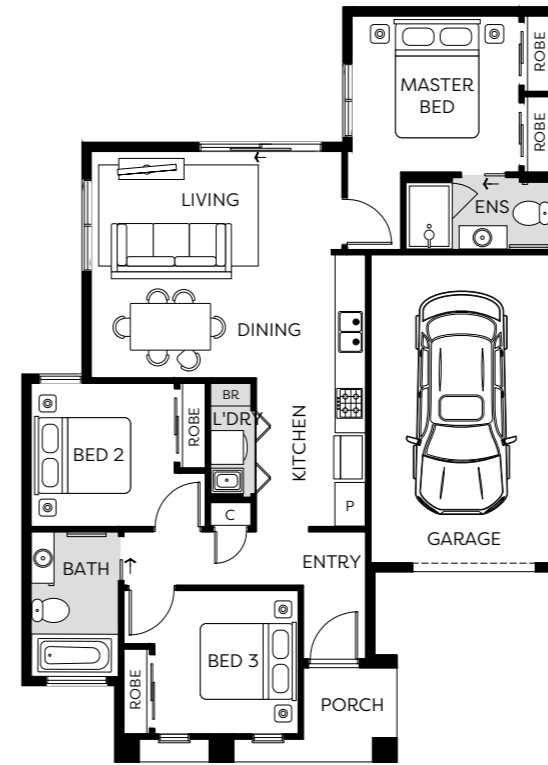
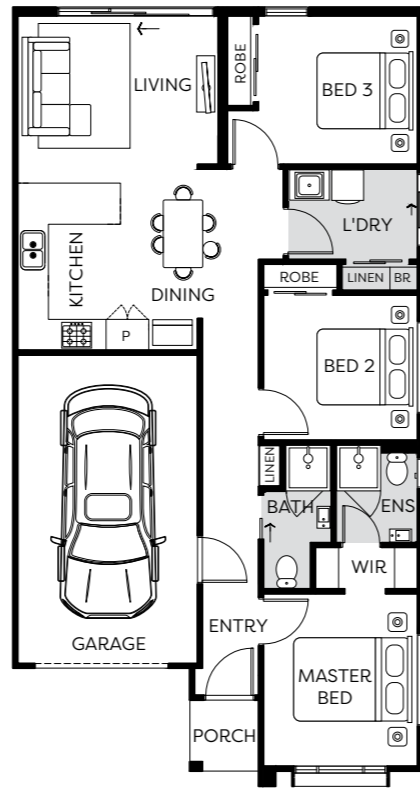
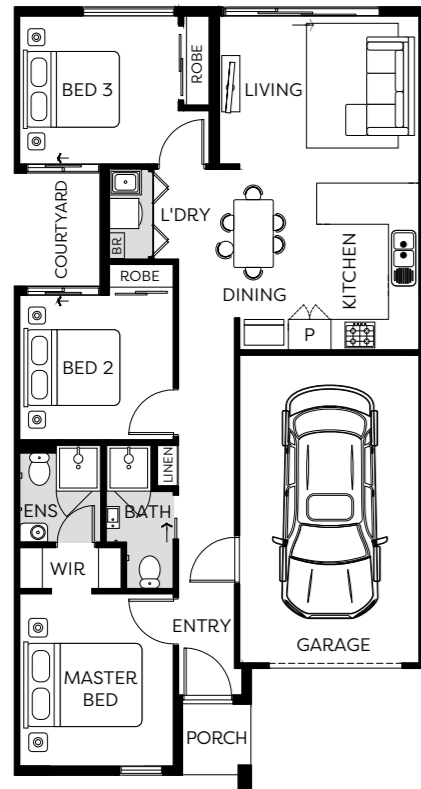
Lot No. 2315 & 2324*
Home Size 13 SQ

Robata

TYPE F

2 BED | 1 BATH | 1 CAR

Lot No. 2316, 2319*, 2322 & 2341*
Home Size 10 SQ



*Lots 2305, 2308, 2312 and 2329 Flipped. Artist impression. Images are for illustrative purposes only. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

*Lots 2319, 2324 and 2341 Flipped. Artist impression. Images are for illustrative purposes only. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.



Robata

TYPE D

2 BED | 1 BATH | 1 CAR

Lot No. 2317, 2320* & 2323
Home Size 10 SQ



Robata

TYPE E

2 BED | 1 BATH | 1 CAR

Lot No. 2318, 2321* & 2340
Home Size 10 SQ



Brae

CORNER DG TYPE H

3 BED | 2 BATH | 2 CAR

Lot No. 2325*, 2336* & 2343
Home Size 14 SQ

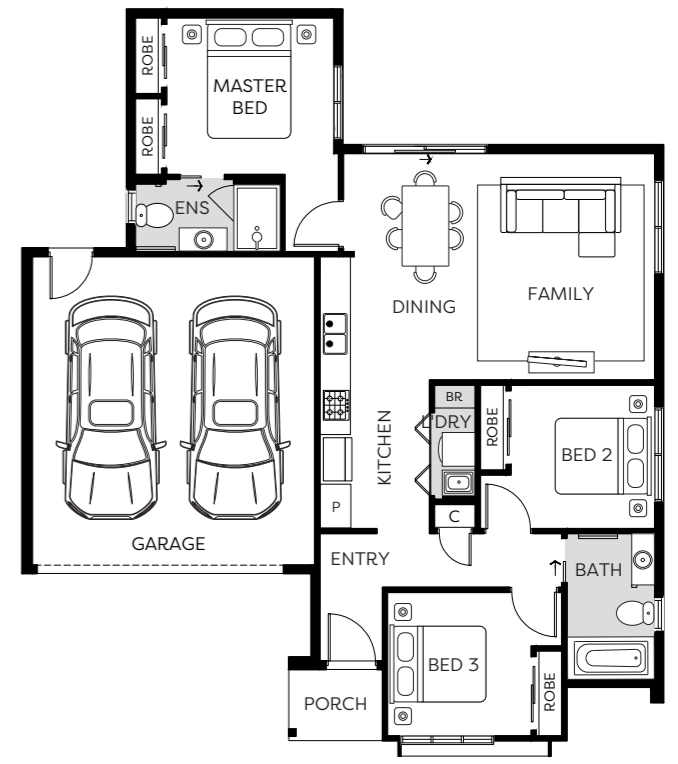
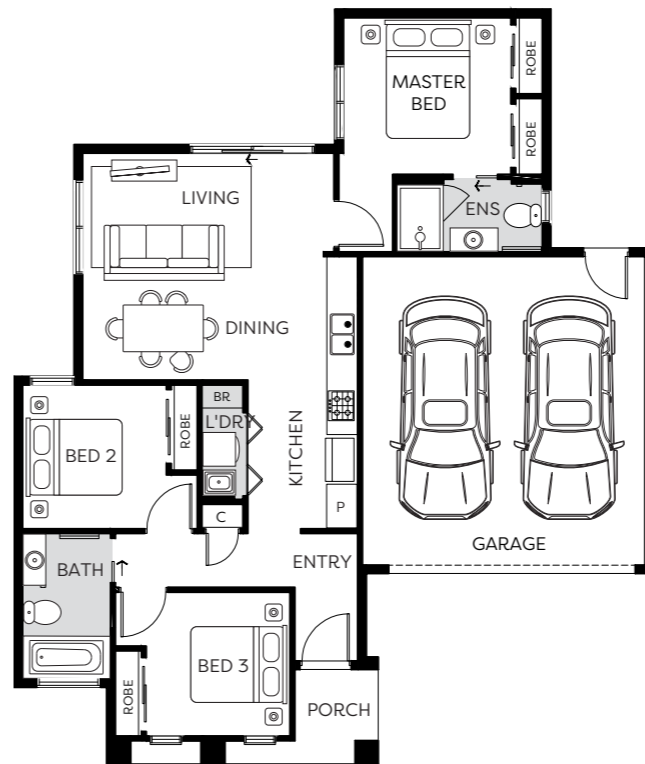
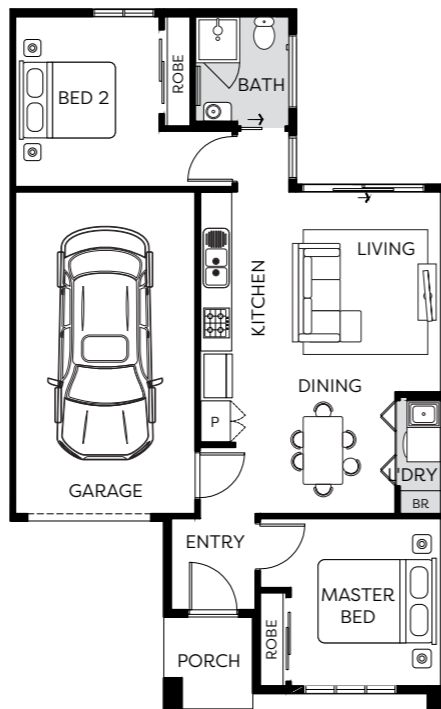
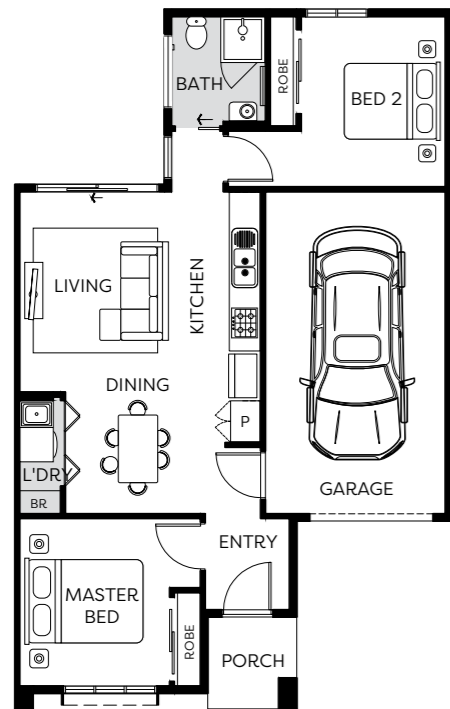


Brae

CUSTOM DG TYPE D

3 BED | 2 BATH | 2 CAR

Lot No. 2326* & 2342
Home Size 14 SQ



*Lots 2320 and 2321 Flipped. Artist impression. Images are for illustrative purposes only. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

*Lots 2325, 2326 and 2336 Flipped. Artist impression. Images are for illustrative purposes only. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

*This image is a computer-generated render and is for illustrative purposes only. The actual product includes a double garage, which may differ from the representation shown. For full details on the home design, please refer to the final plans and specifications.



Stanton

PORTSEA

4 BED | 2 BATH | 2 CAR

Lot No.	2327
Home Size	19 SQ



Stanton

BELMONT

4 BED | 2 BATH | 2 CAR

Lot No.	2328*
Home Size	19 SQ



Brae

CUSTOM DG TYPE E

3 BED | 2 BATH | 2 CAR

Lot No.	2335*
Home Size	19 SQ

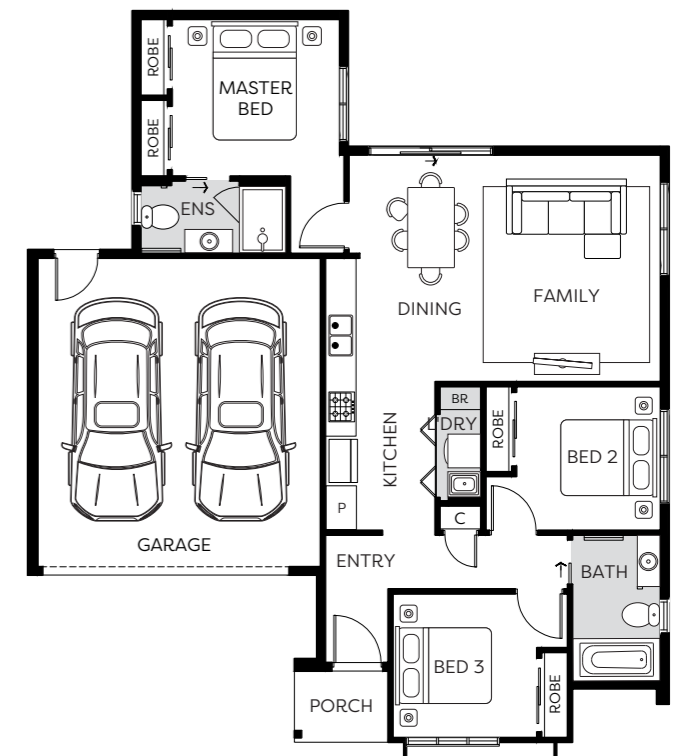
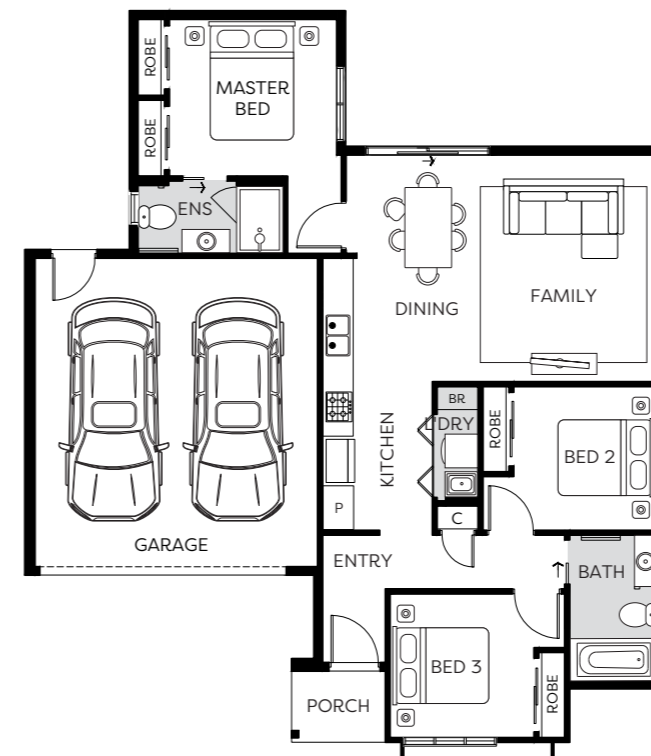
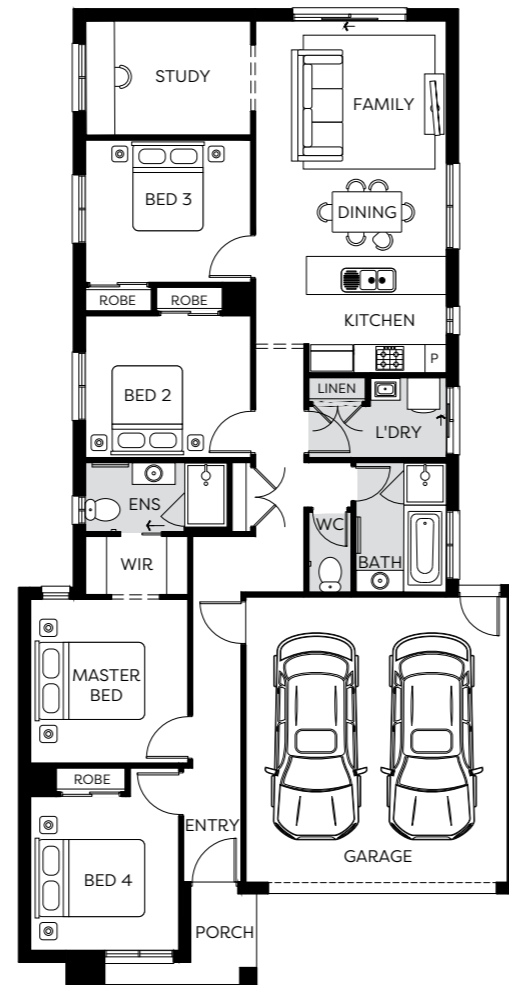
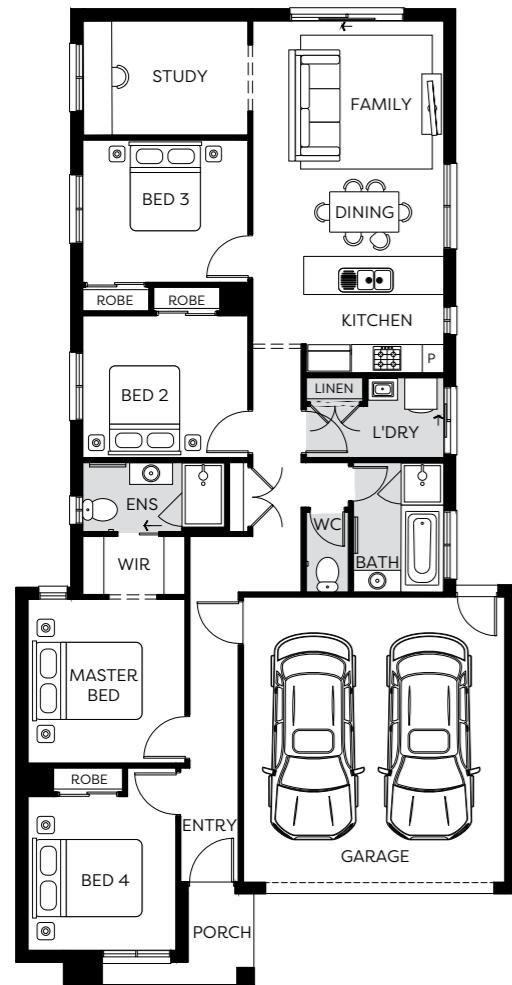


Brae

CUSTOM DG TYPE G

3 BED | 2 BATH | 2 CAR

Lot No.	2338
Home Size	19 SQ



*Lot 2328 Flipped. Artist impression. Images are for illustrative purposes only. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

*Lots 2335 Flipped. Artist impression. Images are for illustrative purposes only. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

^This image is a computer-generated render and is for illustrative purposes only. The actual product includes a double garage, which may differ from the representation shown. For full details on the home design, please refer to the final plans and specifications.

Hattan

Turnkey Inclusions

Hattan's turnkey inclusions feature quality products and finishes, ensuring your home is something to treasure each time you step through the front door.

A turnkey house is one that is purchased at a fixed price and when completed is move-in ready with no additional inclusions or costs required. All you need to do is turn the key and move in.

A turn-key home might be off-the-plan, ready built, constructed on land you already own, or built as part of a house and land package. In any case, it's a hassle-free shortcut to a new home and an easy source of passive income should it be an investment property instead.

Hattan

Turnkey homes include all essential connections, like power, water and sewerage, plus basic living and utility essentials required for occupation.

- ✓ Full Turnkey
- ✓ Architectural Facade Design
- ✓ 2590mm Ceiling Height to Ground Floor
- ✓ Stone Benchtops Throughout
- ✓ Haier Kitchen Appliances
- ✓ LED Downlights
- ✓ Tiled Shower Bases
- ✓ Holland Blinds & Fly Screens
- ✓ Landscaping & Fencing
- ✓ Letterbox & Clothesline

One of the most attractive features of buying a turnkey home is the saved time.

Your time is precious and the real estate market can be unpredictable. So having a home ready and waiting for inhabitants can be ideal. Plus, the hands-off approach means you will have a smooth and enjoyable building process from start to completion.

Even if you already manage other investment properties, turn key homes can help you diversify your portfolio. Having real estate ready to go means you can start earning income instantly.

The Hattan expert design team have created a contemporary, livable & stunning array of home designs, facades & colour schemes with maximum rental returns and capital gains in mind.

Hattan

Hattan Turnkey Inclusions



Site Works	Concrete waffle pod slab, engineer designed "M" up to "P" class", maximum 300mm site fall over the building platform, no existing fill.	
	Slab costs will be adjusted if founding conditions differ.	
	*Compaction report "site specific" is required or else other cost incurred.	
	Based on land size up to 600m ² , and a maximum building setback of 6m (subject to planning authority).	
	Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.	
Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.		
Connections	Underground electricity, gas, sewer and storm water included.	
	Telephone conduit and draw cable from the supply pit.	
	Telephone and electricity fees by owner.	
	NBN ready.	
External Features	External:	Light weight cladding.
	Render	Acrylic texture coating render. Colour to be selected from Hattan colour scheme.
	Infills Over Windows	Cement sheet infill over windows and doors.
	Roof Cover	Colorbond/Concrete Roof Tiles. (Design Specific)
	Roof Plumbing	Metal gutter, fascia and flashings to be Colorbond finish.
	Roof Pitch	22.5 degree. (Design Specific)
	Front Entry Door	Stain colour to be selected from Hattan colour scheme.
	Windows	Powder coated aluminum awning windows or timber to front façade only (façade design dependent).
		Powder coated aluminum windows to side and rear elevations only.
Sliding Doors	Aluminum powder coated sliding door. Colour to be selected from Hattan colour scheme.	
	Locks to all openable windows & sliding doors keyed alike.	
Framing	Walls	Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.
	Roof	Engineer designed stabilised timber roof trusses at 600mm centres.
Insulation	Insulation batts to home to comply with 6 Star Energy Rating.	
Internal Features	Ceiling Height	2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.
	Room Doors	Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.
	Room Door Furniture	Passage set. Chromelevers throughout.
	Mouldings	Skirtings - 67x18mm square edge primed MDF. Architraves - 67x18mm square edge primed MDF.
	Plaster	Ceiling Plaster. 10mm plasterboard finish.
	Wall Plaster	Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.
	Blinds	Holland blinds to bedrooms and living areas.
Fly Wire	Fly Wire screens to all openable windows.	
Paint	Internal & External	Two coats.
	Woodwork & Skirting	Two coats.
Heating & Cooling	Panel heating unit installed to living areas and bedrooms (excludes wet areas and areas with split systems) as per manufacturers/suppliers' recommendations for home size.	
	Reverse cycle split system (heating and cooling) to living.	
Hot Water System	Hot water unit in accordance with estate design guidelines.	

Kitchen	Haier oven 600mm.		
	Haier cooktop 600mm 4 burner stainless steel gas cooktop.		
	Haier rangehood 600mm stainless steel canopy.		
	Haier dishwasher 600mm.		
	Sink: Stainless steel double bowl sink.		
	Tap: Mixer gooseneck in chrome finish.		
	Bench Top: Engineered stone benchtop 20mm. Selected as per Hattan colour scheme.		
Splashback: White Subway Tile.			
Bathroom, Ensuite, Powder Room & WC	Mirror	Polished edges to full width of vanities sitting on tiled splashback.	
	Basin	Ceramic abovement round basin, No tap hole low profile inset basin (white), chrome waste 1 tap hole/overflow.	
	Vanity Unit	Vanity unit on tiled pedestal.	
	Bench Top	Engineered stone benchtop 20mm. Selected as per Hattan colour scheme.	
	Bath	1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)	
	Shower Bases	Ceramic tiled shower base. Selected from Hattan colour scheme range with Stainless Steel Centre Waste.	
	Shower Screens	1950mm high semi frameless with pivot door and clear laminated glass.	
	Taps and Outlets	Ensuite Shower hand shower on rail.	
		Bathroom Shower – Shower hand shower on rail.	
		Bath (Wall Mounted) – Straight wall bath outlet and wall mixer.	
		Basin (Wall Mounted) – Wall mixer.	
	Accessories	Toilet roll holders chrome, double towel rails and soap dish holders to showers.	
Toilet Suite	China toilet suite in white with soft close seat.		
Laundry	Trough	Stainless steel 42L Tub and Cabinet.	
	Tapware	Sink mixer in chrome finish.	
Electrical	Internal Light Points	Recessed LED downlight in white non-metallic polyamide housing with diffuser to Living, Hallways and Open Areas. Batten lights to Bedrooms and Wet Areas.	
	External Light Points	(2 No) flood light wall mounted light fitting.	
	Power Points	White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where single power point is provided.	
	Smoke Detector	Hardwired with battery backup.	
	Exhaust Fans	Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.	
	TV Points	To Family and Master Bedroom.	
	Telephone Point	To Kitchen and Master Bedroom.	
Plumbing	Safety Switch Residual Current Devices safety switch and circuit breakers to meter box.		
	(2 No) garden taps, one located to the front water meter and one adjacent to the external Laundry door or at the rear (Design Specific).		
Tiling	Ceramic Floor Tiles	Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC and Powder room.	
	Ceramic Wall Tiles	Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath	
Floor Coverings	Carpet	Selected from Hattan colour scheme to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines.	
	Timber Laminate	Selected from Hattan colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study in line with manufacturers guidelines.	





Storage	Shelving	Robes – One white melamine shelf and hanging rail.
		Walk in Robe – One white melamine shelf and hanging rail.
		Pantry/Linen – Four white melamine shelves.
		Broom – One white melamine shelf. (Design specific)
Stairs (Double Storey Homes)		Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).
Car Accommodation	Garage Door	Up to 2100mm high x 4800mm wide Colorbond sectional door in flat line profile. (Design Specific) Refer to working drawings.
	Remote Control	Remote control unit to front garage door with 2 handsets.
Outdoor	Landscaping	Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.
	Fencing	Timber paling/Colorbond including wing fence and gate to suit estate design covenants.
	Paving	Coloured concrete to driveway and front path.
	Letterbox	Pre cast concrete letterbox with colour to match house.
	Clothesline	Fold out clothesline in rear yard.
About us		Member of Master Builders Association & Housing Industry of Australia.
		10-year structural guarantee.
		Hattan reserves the right to amend specification without prior notice. Products may vary depending on availability.
		Imagery for illustrative purposes.

Kitchen

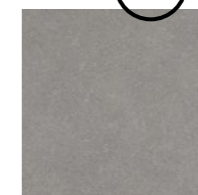
Colour Scheme Urban

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Mineral Bench Top 'Oyster'
- 3 Carpet Rumble 'Storm Cloud'
- 4 Laminate Floor 'Rustic Maize'
- 5 Kitchen Base Cabinets 'Storm Cloud'
- 6 Kitchen Upper & Bathroom Cabinets 'Rural Oak'
- 7 Paint 'Winter Mushroom'
- 8 Ceramic Floor & Wall Tiles 'Infinite Dark Grey'
- 9 Laundry Bench Top 'Basalt'

3



9



6 Kitchen Upper & Bathroom Cabinets 'Rural Oak'

1 Splashback - White Subway Tile

2 Kitchen & Bathroom Caesarstone Mineral Bench Top 'Oyster'

5 Kitchen Base Cabinets 'Storm Cloud'

4 Laminate Floor 'Rustic Maize'

7 Paint 'Winter Mushroom'

Kitchen

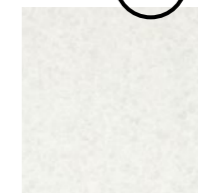
Colour Scheme Coastal

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Mineral Bench Top 'Snow'
- 3 Carpet Rumble 'Light Shadow'
- 4 Laminate Floor 'Rustic Oatmeal'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Bleached Elm'
- 7 Paint 'Soho White'
- 8 Ceramic Floor & Wall Tiles 'Omni-form Grey'
- 9 Laundry Bench Top 'Fresh Snow'

3



9



6 Kitchen Upper & Bathroom Cabinets 'Bleached Elm'

1 Splashback - White Subway Tile

2 Kitchen & Bathroom Caesarstone Mineral Bench Top 'Snow'

5 Kitchen Base Cabinets 'Calm White'

4 Laminate Floor 'Rustic Oatmeal'

7 Paint 'Soho White'

Kitchen

Colour Scheme Echo

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Mineral Bench Top 'Sleek Concrete'
- 3 Carpet 'Storm Cloud'
- 4 Laminate Floor 'Rye Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Calm White'
- 7 Paint 'Designer White'
- 8 Ceramic Floor & Wall Tiles 'Infinite Dark Grey'
- 9 Laundry Bench Top 'Fresh Snow'

3

9



6 Kitchen Upper & Bathroom Cabinets 'Calm White'

1 Splashback - White Subway Tile

2 Kitchen & Bathroom Caesarstone Mineral Bench Top 'Sleek Concrete'

5 Kitchen Base Cabinets 'Calm White'

7 Paint 'Designer White'

4 Laminate Floor 'Rye Matt'

Kitchen

Colour Scheme Nova

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Mineral Bench Top 'Alpine Mist'
- 3 Carpet Rumble 'Pivot Grey'
- 4 Laminate Floor 'Buckwheat Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Black Birchply'
- 7 Paint 'Winter Mushroom'
- 8 Ceramic Floor & Wall Tiles 'Omni-form Grey'
- 9 Laundry Bench Top 'White Valencia'

3



9



6 Kitchen Upper & Bathroom Cabinets 'Black Birchply'

1 Splashback - White Subway Tile

2 Kitchen & Bathroom Caesarstone Mineral Bench Top 'Alpine Mist'

5 Kitchen Base Cabinets 'Calm White'

4 Laminate Floor 'Buckwheat Matt'

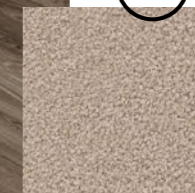
7 Paint 'Winter Mushroom'

Kitchen

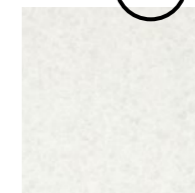
Colour Scheme Botanic

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Mineral Bench Top 'Organic White'
- 3 Carpet Rumble 'Claystone'
- 4 Laminate Floor 'Maize Matt'
- 5 Kitchen Base Cabinets 'Alpine Mist'
- 6 Kitchen Upper & Bathroom Cabinets 'Classic Oak'
- 7 Paint 'Floral White'
- 8 Ceramic Floor & Wall Tiles 'Omniform Beige'
- 9 Laundry Bench Top 'Fresh Snow'

3



9



4 Laminate Floor 'Maize Matt'

5 Kitchen Base Cabinets 'Alpine Mist'

2 Kitchen & Bathroom
Caesarstone Mineral
Bench Top 'Organic White'

1 Splashback - White
Subway Tile

7 Paint 'Floral
White'

6 Kitchen Upper
& Bathroom Cabinets
'Classic Oak'

Location



KEY

LOTS		CHILDCARE CENTRE	
DISPLAY VILLAGE		COMMUNITY CENTRE	
CONNECTING ROADS		SCHOOLS	
PARKLANDS		WATERWAYS	
SPORTS RESERVE		GREEN OPEN SPACE	
WETLANDS		SHARED CYCLING PATH	
TOWN CENTRE		BRIDGE	

Disclaimer: This masterplan was prepared on May 2024 for the information of prospective purchasers only and is subject to change. Construction of the Local Town Centre and Future Primary School may be ongoing at time of settlement of your lot. Purchasers must make and rely on their own enquiries. To the extent of inconsistency between this masterplan and the conditions of the Contract For Sale of Land relating to the lots, the Contract for Sale takes precedence in all instances. The location of roads and drainage structures, utility services, including sewer lines shown on the plan are based on design information only. The final position of utility services 'as constructed' may vary from these locations. The depiction of landscaping, footpath paving, street tree planting, the embellishment of parks, playgrounds and alike on the plan is indicative only and are subject to change. The depictions on the plan do not necessarily reflect final designs which require the input and approval of various authorities. Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. This document is not binding on Mirvac and is not intended to be relied upon. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use of, or reliance on, any information contained in this document by any persons. Prepared as at May 2024.



Hattan is quality. Quality is what makes Hattan a home.

Hattan

Hattan is quality.
Quality is what makes Hattan a home.

hattan.com.au

Hattan

SMITHS LANE



The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer-generated images that are for general illustration purposes only, which may not be to scale and may differ from the final built form. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. All persons should seek their own independent legal, financial, and real estate advice. This document is not a contract and is not binding. Please ask your agent for detailed home designs specific drawings for full extent of inclusions, features, pricing and specifications of your preferred Hattan home design, colour scheme and or facade. All information contained within this brochure is accurate at time of October 2024. The building practitioner is by SOHO Living Australia Pty Ltd trading as Hattan, registration number CDB-U 50036.