

Henley Design

[henley.com.au/henley-design](https://henley.com.au/henley-design)

# Home

Be inspired by  
Henley Design

Henley▲*Design*

“Congratulations on taking the first step towards your new home. It’s an exciting time, and whilst there are lots of things to consider, your Selections Appointment is the fun part.”

Vicki Boburka,  
Henley Design Manager

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HOME with Henley

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# Be at home with Henley

*Say 'hello' to style at Henley Design. Our new and innovative selection showroom offers the latest exterior and interior inspiration, where you can customise your new home style, in style.*

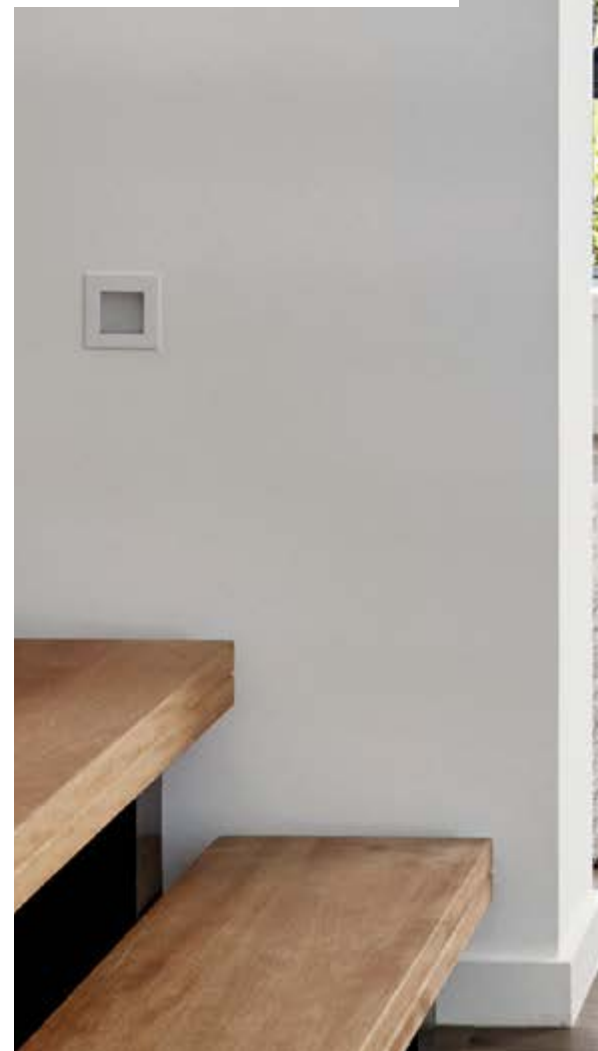
You'll feel right at home in the Henley Design showroom. With so many choices involved in creating your new home, our team at Henley Design are here to guide you in creating your vision.

We want to welcome you into a design and style space that is engaging and aspirational, where you can explore, touch, see and feel. This helps you build a home with us that entirely reflects you.

Henley Design is where the possibilities meet the practicalities - a specialist selection centre where all of your exterior and interior style decisions can be considered, compared and chosen, assisted by an expert team of passionate and qualified Interior Designers.

Attending a Henley Design Information Session will be your first step into the selections process, and from there, you are welcome to browse and ponder all of the options. After your information session, we'll book you into your Selection Appointment, where you will be guided through every option and aspect of your new home.

Whether you know your exact style, or really have no idea, Henley Design is here to help complete your unique look and feel, with access to all of the latest products from the industry's best suppliers.





# Prior to your appointment

*Whilst you will be guided by our team of experts, there are a few simple things you can do to help prepare for your appointment.*

|        |  |
|--------|--|
| Step 1 | Confirm structural changes<br><i>Make any structural changes with your sales consultant</i>  |
| Step 2 | Book an Information Session<br><i>Your first introduction to Henley Design</i>   |
| Step 3 | Research your style and colour schemes<br><i>See our handy preparation guide on page 8</i>   |
| Step 4 | Familiarise yourself with our Selections Checklist and Cabinetry Style Options<br><i>These are the choices you'll make during your appointment</i> |

Before you delve into the design selections, you first need to confirm all of your structural changes so that when you arrive to your Selections Appointment, you're making decisions on your final home design.

You'll also get to attend an information session so that you are fully informed about what happens through each phase of the selection process. This will be your first glimpse into the exciting Henley Design showroom.

We really want to make sure your new home represents you, so please browse Henley Design prior to your appointment and look at the various options and upgrades on show, as well as familiarise yourself with the Selection Document in your compendium folder. This will help put you and your dedicated Interior Designer on the same style page from the very first selection.



# What to expect at your appointment

*Confidently make selection choices that truly reflect you, with our step-by-step process and expert guidance.*

|        |  |
|--------|--|
| Part 1 | External Colour Selections<br><i>Bricks, render, roofing, windows, doors and driveway</i>  |
| Part 2 | Interior Colour Selections<br><i>Flooring, wall tiles, benchtops, cabinetry, splashbacks and paint colours</i>                             |
| Part 3 | Fittings & Fixtures Selections<br><i>Basins, tapware, benchtops, cabinetry, mouldings, cornices, architraves, door handles and windows</i> |
| Part 4 | Electrical Selections (Optional)<br><i>Lights, switches, sockets, security, home entertainment and accessories</i>                         |

Think of the Selection Appointment at Henley Design as a layering experience, expertly created as a process to offer maximum creativity and personalisation, without compromising style cohesion and consistency.

Working with a qualified Interior Designer, you'll compare, consider and choose the big picture items first. These are the selections that really define your home from the streetscape. This section covers all of your external selections like roofing, rendering, brickwork and key around-the-house items.

With the external choices fresh on your mind, the next layer adds dimension through the interior selections. These selections cover flooring, paint colours, benchtops and all of the features that add your personality to the inside of your home.

Finally, you make your selection of fittings and fixtures, as well as electrical options and inclusions (appointment optional). We work with you through each dedicated space to profile and detail the options and ensure the choices reflect your overall vision.

If you need a break, fuel up with delicious coffee and food at our Henley Lounge.

Henley▲Lounge



# Tips for making your selections

*Preparing for your style appointment can be as simple as paying attention to the little (and large) things you like, or as comprehensive as building your own mood board!*

|       |   |
|-------|---|
| Tip 1 | Visit our World of Homes Displays<br><i>Each one of our Display Homes is styled with options to inspire you</i>   |
| Tip 2 | Explore the Henley Design Showroom<br><i>See, touch and explore colours and textures</i>  |
| Tip 3 | View our Instagram page<br><i>Visit <a href="https://www.instagram.com/henley_homes">instagram.com/henley_homes</a> for heaps of inspiration to get started</i> |
| Tip 4 | Start compiling your own inspiration boards<br><i>Explore Pinterest and create a scrapbook or online mood board</i>   |

From visiting display homes, saving magazine clippings and viewing online galleries, to noting whether you prefer shiny stainless steel or white appliances - collecting a range of style ideas and inspirations can really help streamline your selections process.

It might be a picture of a room you think looks great or letting us know which display home you love the most and what you love about it. These are the type of things that can help guide your appointment and refine your selections from the comprehensive range of options available.

You don't have to dedicate any particular time to preparation, it's as simple as taking some notice when you're going about your day - or feel absolutely free to bring in your own mood board or Henley Design shortlist! We're here to help, no matter how much guidance you need.

There are features in a home, that when used properly, deliver you a more comfortable home. These features are illustrated throughout the Henley Design showroom with the icon below.



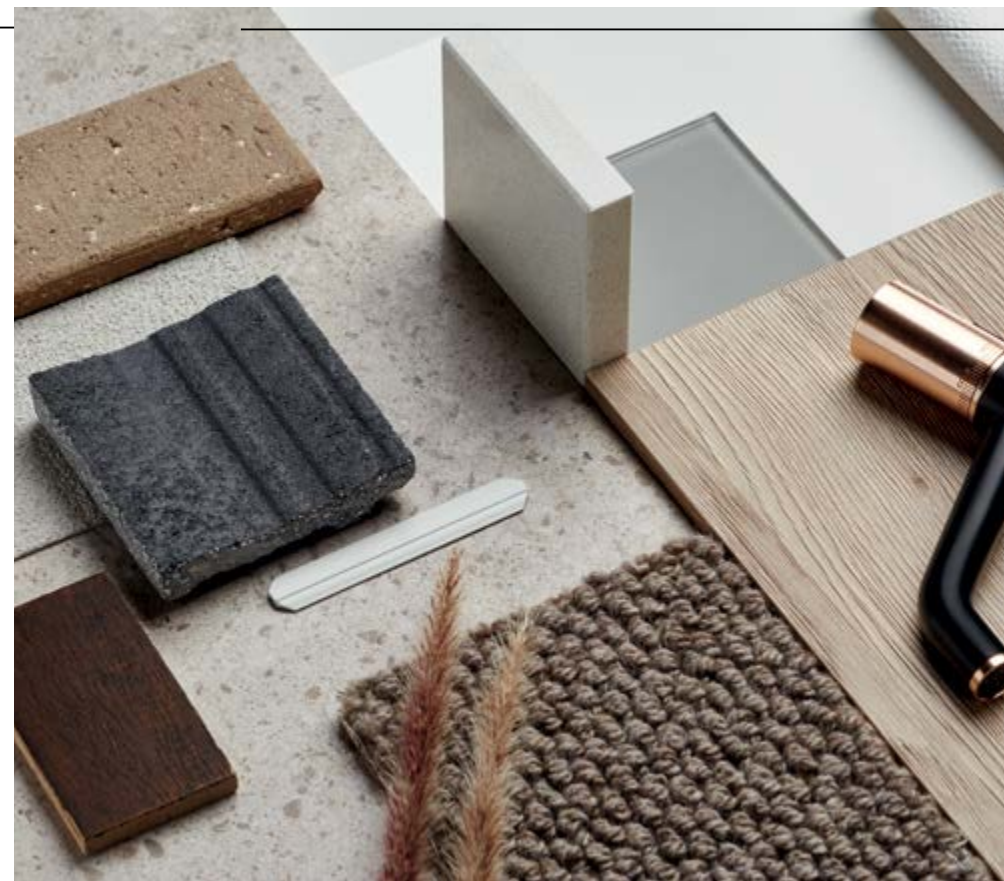
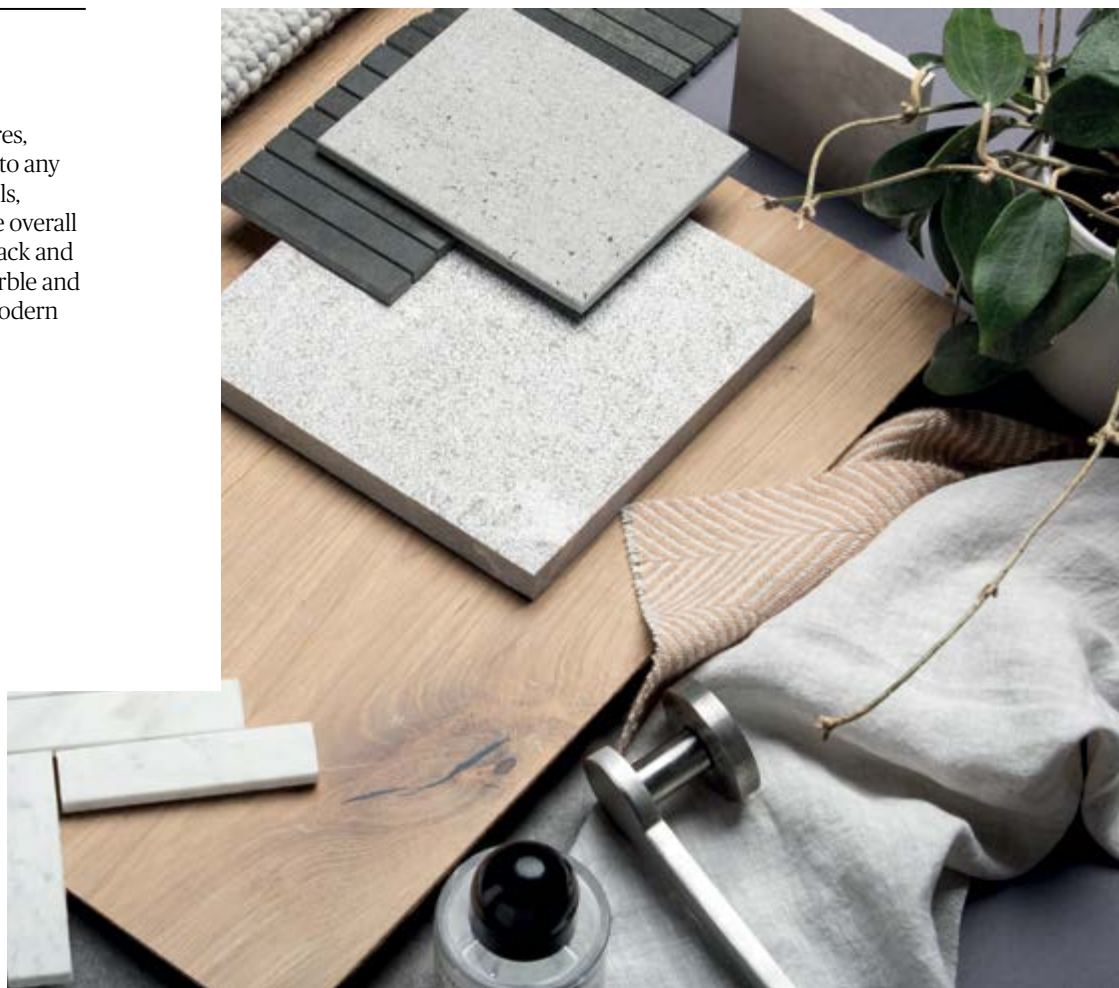


# Discover your style

*While we've never built two homes exactly the same, there are three distinct style portfolios that you might identify with, which can help simplify your selections.*

## Polished

Smooth surfaces with glossy textures, the 'Polished' style will add appeal to any space. With hues of enduring metals, especially in silver and chrome, the overall look is highlighted with tones of black and timber. This style lends itself to marble and natural grain finishes to create a modern yet ageless home style.



## Timeless

Rarely bold or eccentric, if your style is more 'Timeless', it features lasting colours, timeless choices and delicate style. It's where quality and colour are the background to your everyday, neither a distraction or a focal point, but an effortlessly enchanting space with seamless consistency.

Follow our Instagram page for more inspiration [instagram.com/henley\\_homes](https://www.instagram.com/henley_homes)

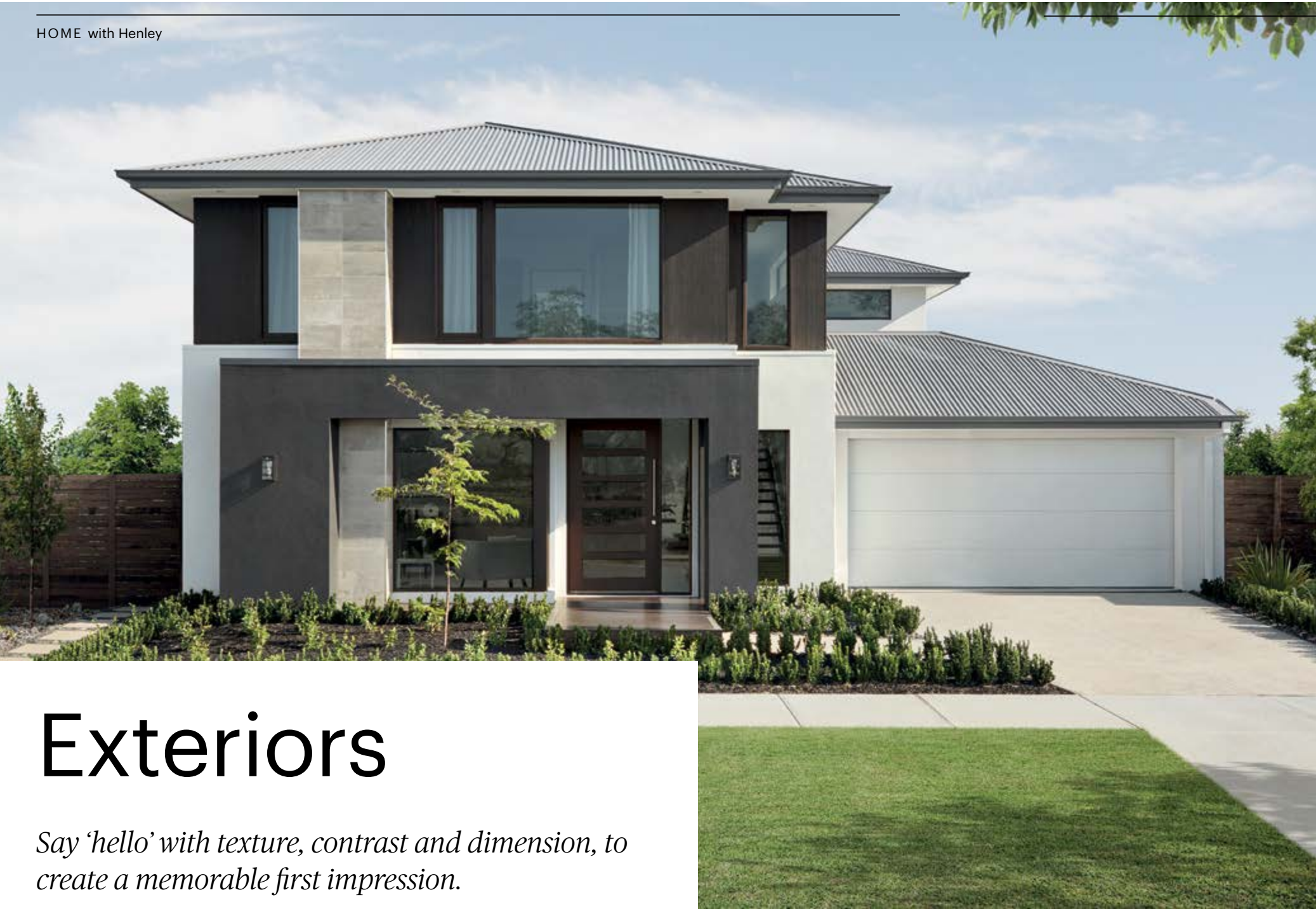


## Bold

Balancing feature items, such as black tapware and designer handles, with refined colour and surface choices, the 'Bold' style offers modern home form. Step into on trend style with effortless appeal and high-end quality, for a home that's geared for tomorrow.







# Exteriors

*Say ‘hello’ with texture, contrast and dimension, to create a memorable first impression.*

Roofing materials, brickwork, render, gutters and even the doors and windows work together in your home selections to create the overall external appeal.

The exterior statement items will have a follow through impact on your interior selections, which is why we systematically go through each exterior element to ensure it complements your interior intentions.

Exterior selections also include considerations such as rain water tanks, solar hot water systems and insulation choices.

The options offered during the exterior selection phase do more than make your house look good, they will determine your levels of light and privacy, assist with climate control and add security and comfort.

Your exterior selections will no doubt make you smile and feel proud, each and every time you arrive home or welcome guests to your door.

Consider your façade options and upgrades:



Brick only



Part render



All render



Feature tiling

Available options vary depending on facade chosen.



- 01 Bricks can form a large portion of your base colour, so it's a great place to start
- 02 Add depth or contrast with two render colours, on selected facades
- 03 There are plenty of colour and profile options available with your choice of a Colorbond or tiled roof
- 04 Modern and stylish, mix and match aluminium or timber window frames with Colorbond gutters, fascia and downpipes
- 05 For a grand entry, select from a wide range of exterior door and handle options and colours, for front, rear and laundry doors
- 06 Driveway colours are another consideration if you choose to take our optional move-in pack. Garage doors come in solid and timber look colours





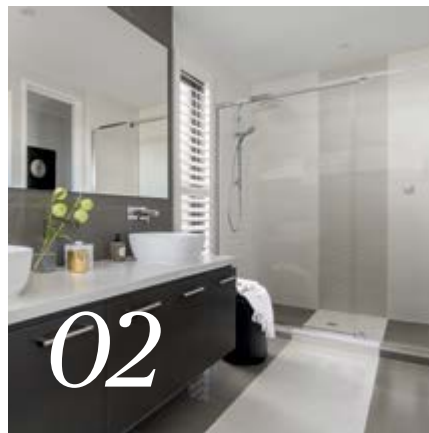
# Interiors

*It's time to look through all the interior items that make the most impact on a room - the surfaces!*



01

01 Consider tiles or timber laminate flooring to create your preferred look



02

02 Style the bathroom, ensuite, powder room, WC and laundry with your choice of floor and wall tiles

03 Fashion and comfort with carpet choices in a range of colours and styles

04 Surface selections also include stone or laminate benchtops, cabinetry profiles, finishes and colours, and splashbacks

05 Contrast or add depth with paint colours for walls and woodwork



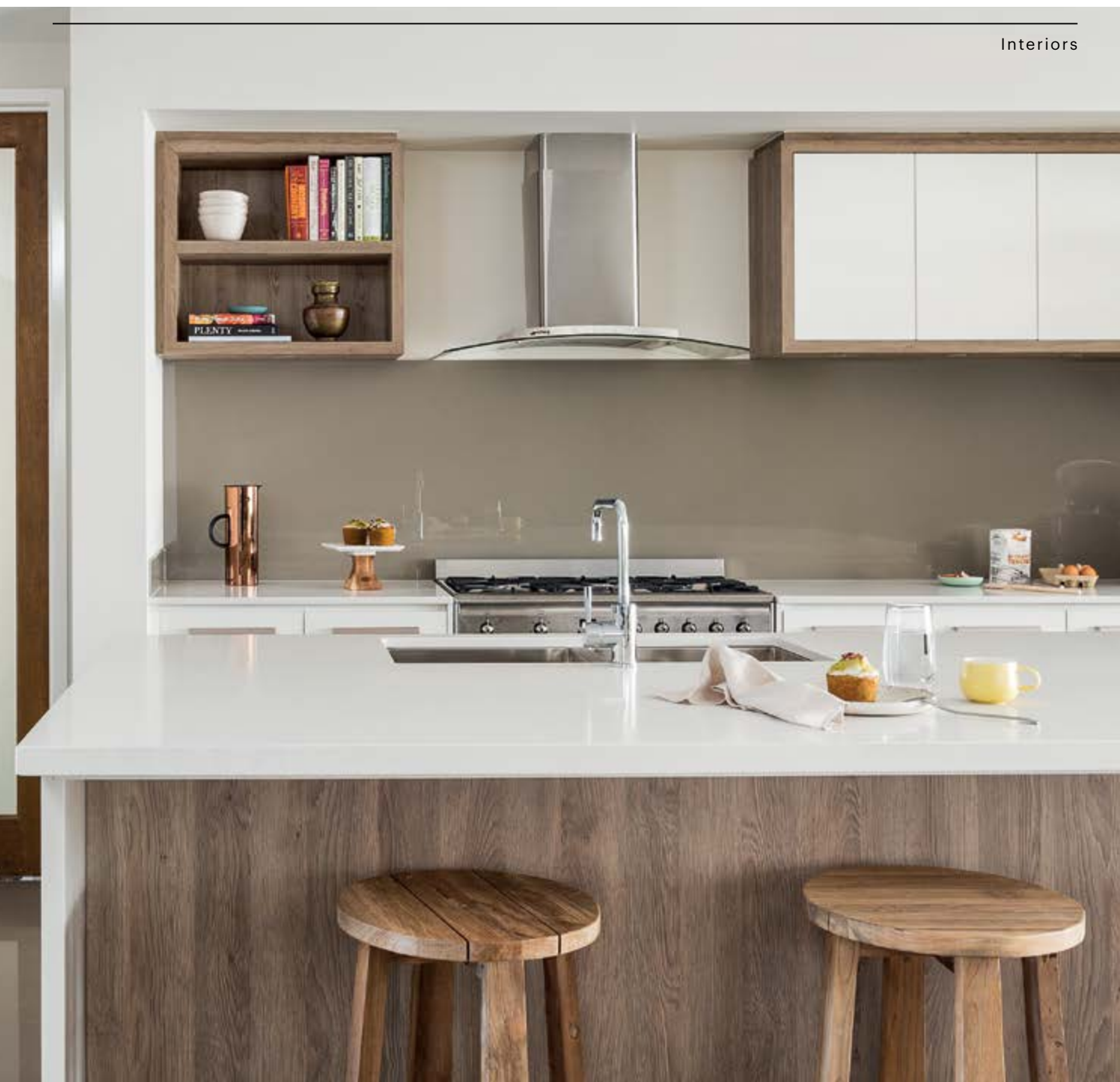
03



04



05



Whether you love tiles for their durability, or you prefer the timber top flooring look, all of the options are on show at Henley Design. See them in context so you can compare and discuss the practicalities with your dedicated Interior Designer.

You'll also be guided through bathroom and ensuite selections, looking at floor and wall tiles, and each surface space including benchtops and cabinetry.

Carpet choices for bedrooms and any other applicable areas will also happen in this phase, finalising the look for your stylish internal decor.



# Kitchens

*Appliances, benchtops, cabinets, handles, sinks, tapware and accessories are served up in this space, allowing you to mix and match, go for a trend or keep it classic.*

There is no doubt that the kitchen is one of the most important areas of your home to get right. It's where you nourish your family, feed your friends, entertain and host - it's where you gather everyday to graze, chat, refresh and prepare, which means there are a lot of features to consider, functionally and aesthetically.

From the tapware to the appliances and every cabinet, benchtop and hotplate in between, we systemically step you through each zone to ensure the space is catering to your lifestyle needs.

You can even determine the benchtop thickness and edge finish - be that rounded, square or waterfall.

Pay particular attention to how you use your current kitchen and note what works well, and any improvements you'd like to make. Where do you prepare your food? Do you prefer appliances out of sight or like to build them in? There are so many choices and options to make your kitchen work perfectly for you.

Make your kitchen work for you everyday with the right functional and feature selections, guided by our expert Interior Designers.

Consider a waterfall benchtop, available in a variety of sizes:



- 01** Select your combination of kitchen appliances, including cooktop and oven or upright cooker, along with your rangehood, dishwasher and optional microwave or in-built coffee machine
- 02** Your sink and tap in both your kitchen, and butler's pantry (if applicable) play an important role in the overall functionality of your kitchen
- 03** Benchtop and cabinetry finish, colour and profile are fun choices that can really make a statement in the hub of your home
- 04** Splashback colour and material is one of the final touches that creates a focal point for your kitchen decor

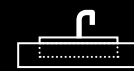




# Fittings & Fixtures

*From the always seen, to the always used; interior fittings and fixture selections span across every room delivering purpose, functionality and pure aesthetic.*

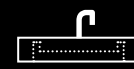
Consider how you want your basin or sinks to be mounted to your benchtops or counters



Inset



Above Counter



Undermount



Semi-recessed



- 01 Select your toilet, bath, vanity basin, shower rails and accessories to feature in your ensuite and bathroom
- 02 Internal doors, door handles and cabinet handles are little items that can make a big impact
- 03 Sinks and taps are not just a functional choice, they enhance the look of your bathroom
- 04 Cornices, architraves and skirting all play a part in finishing off your home
- 05 There are many options available for your window furnishings from shutters, awnings and blinds



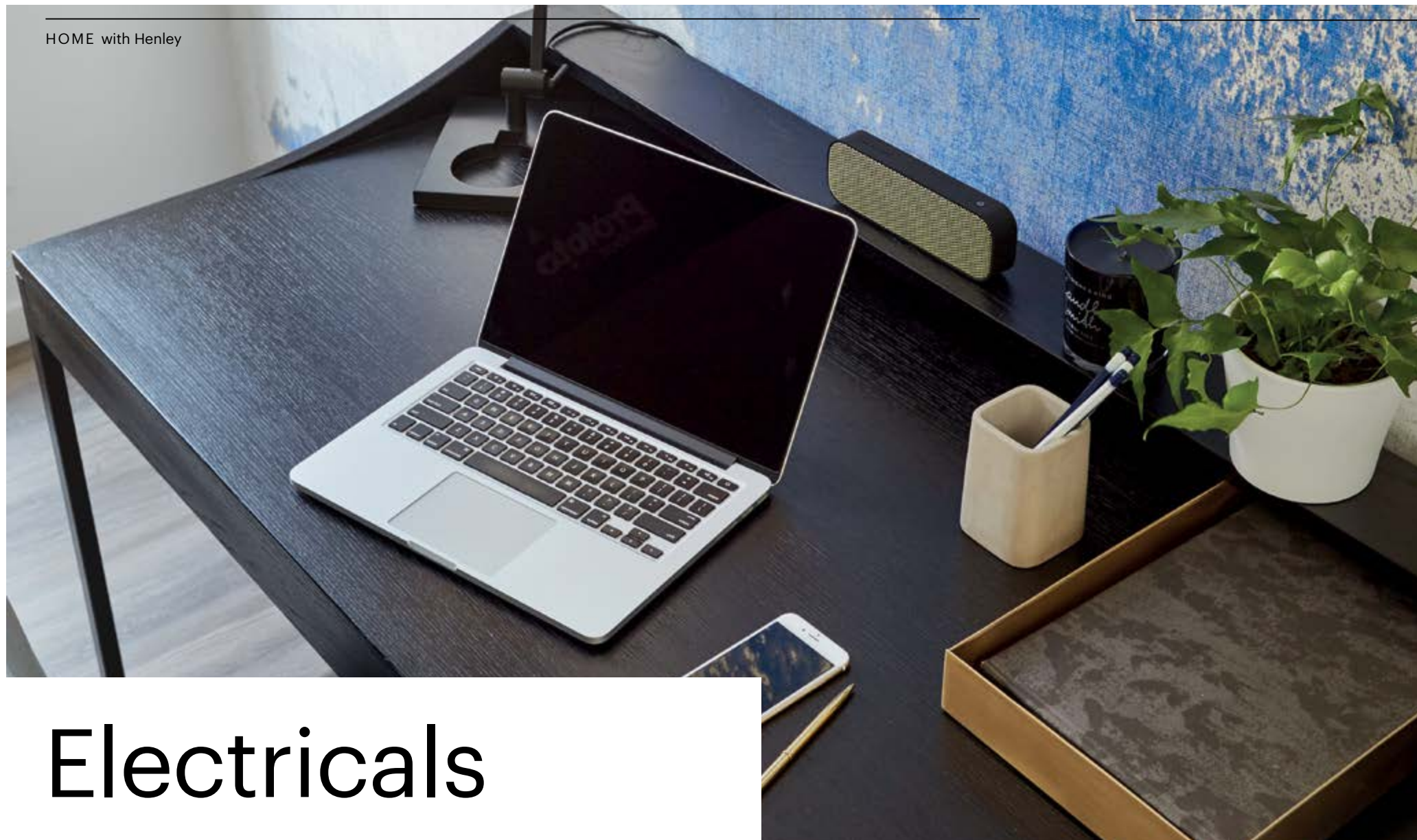
Some interior selections are obvious, like tapware and appliances, while others can be more subtle, like skirting boards and architraves. They're all just as important to get right, as they come together to create the whole picture.

This phase of selections will guide you through each area within the home, starting in the kitchen. Here, your selections include items like appliances, benchtops, sinks, cabinets, tapware, handles and accessories.

You'll move through each space with your dedicated Interior Designer, from bathrooms and ensuites to windows and doors. You'll choose the elements that are seen everyday, and the ones that are used everyday.

Our team have developed a smooth process for the selection of fittings and fixtures, to help streamline the decision-making process and deliver a home that reflects you in every space.





# Electricals

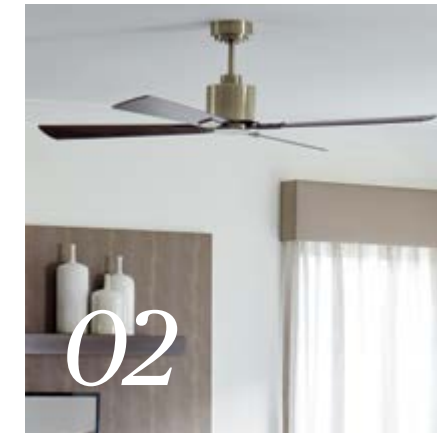
*From the exciting possibilities of home automation, to everyday lighting requirements, power your choices at Henley Design. This is an optional appointment and completely up to you.*

From the front door bell and security system, to the climate control and position of power points, as well as availability of USB access - the electrical selections component of your appointment will provide lasting convenience for a modern lifestyle.

Make life that little bit easier everyday with carefully considered electrical choices - plug in where you use your appliances and have power at hand right where, and when, you need it most.

Add a ducted vacuum or incorporate ceiling fans and explore your external light choices, while your Interior Designer shows you what's popular and what's suited to your style.

This stage also includes fire alarms, internet, theatre room and feature lighting requirements, making sure all of the functional and fun electrical requirements complement your way of life.



02



03



01

- 01 Determine the volume and position of your downlights, batten holders, external/ internal wall lights.
- 02 Review and confirm the number and position of light switches, power sockets and ceiling fans
- 03 Make cleaning more functional with the installation of a ducted vacuum system
- 04 Always feel safe with a quality home security system
- 05 Relax to your favourite Netflix series with a built-in home theatre entertainment system



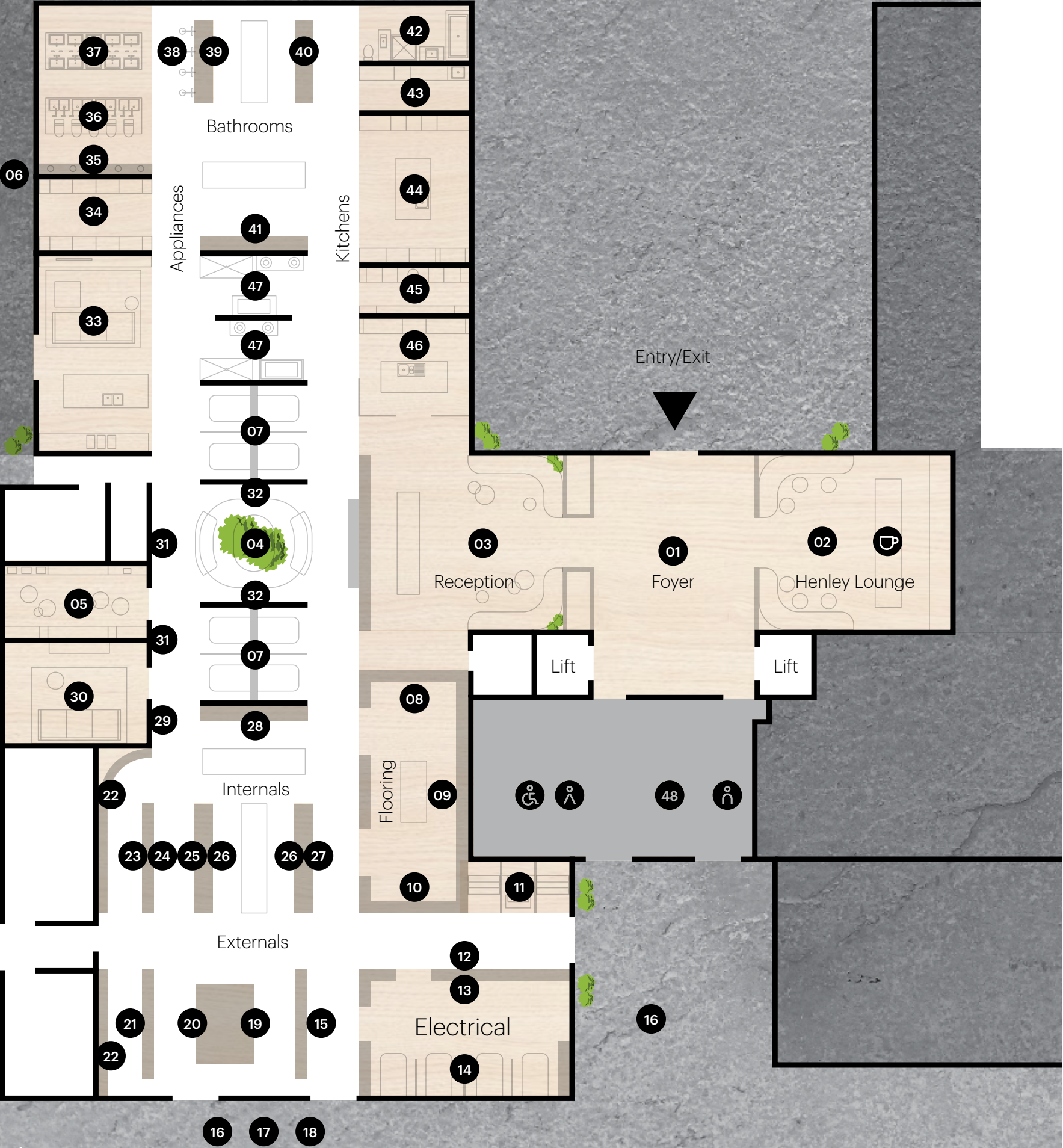
04



05



# Discover our new showroom



NAVIGATION

|                                      |                                 |
|--------------------------------------|---------------------------------|
| 01 Foyer                             | 27 Skirts/Cornices/Architraves  |
| 02 Henley Lounge                     | 28 Wardrobes                    |
| 03 Henley Reception                  | 29 Render                       |
| 04 Henley Design Waiting Area        | 30 Home Theatre                 |
| 05 Kids Indoor Play Zone             | 31 Paint                        |
| 06 Kids Outdoor Play Zone            | 32 Fireplaces                   |
| 07 Consultation Booths               | 33 Kitchen / Living Display (A) |
| 08 Carpet                            | 34 Kitchen Appliances           |
| 09 Wall Tiles / Timber Look Flooring | 35 Showers                      |
| 10 Tiles                             | 36 Toilets / Sinks / Tapware    |
| 11 Staircases                        | 37 Basins/Tapware               |
| 12 Making your home comfortable      | 38 Bathroom Accessories         |
| 13 Electrical                        | 39 Splashbacks / Fixtures       |
| 14 Electrical Consultation Booths    | 40 Caesarstone                  |
| 15 External Cladding                 | 41 Laminex                      |
| 16 Aggregate                         | 42 Bathroom Display             |
| 17 External Brick Display            | 43 Laundry Display              |
| 18 External Mood Boards              | 44 Kitchen Display (B)          |
| 19 Internal Doors                    | 45 Butler's Pantry Display      |
| 20 External Doors                    | 46 Kitchen Display (C)          |
| 21 Colorbond                         | 47 Ensuite Display              |
| 22 Bricks                            | 48 Restrooms                    |
| 23 Roof Tiles                        |                                 |
| 24 Windows                           |                                 |
| 25 Garage Doors                      |                                 |
| 26 Window Furnishings                |                                 |



# Next Steps

*How exciting that you have now made all of the selections for your brand new Henley home - now for the next steps!*

Once you've completed your Selections Appointment, your next step is your Tender Appointment. This incorporates all of the selections you have made in your Selections Appointment - along with your facade choice and any variations. We will also present your preliminary site costs, site plan and floorplans. You can't make any changes after this appointment.

Once you have signed your tender document, a second meeting will be scheduled so that we can present your personalised HIA New Home Contract to you. Each person listed in the contract must attend the meeting and sign the document.

Around this time, you will be booked into your optional Electrical Appointment (if requested).

Upon signing your building contract, you will be required to pay the balance of your 3% total contract value, minus the initial deposits you have already paid.

Congratulations! Your new home will now get underway!



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