



Artists Impression.



Sonata

COLLECTION

Everley
SUNBURY


MAPLE
LIVING



The Sonata Collection at Everley.

Nestled in the heart of Sunbury, close to Craiglee Vineyard, Goona Warra Vineyard and Mount Holden, the Sonata Collection features residences by Maple Living, in a location where you can relax, unwind, and enjoy the refined rhythm of nature's timeless composition.

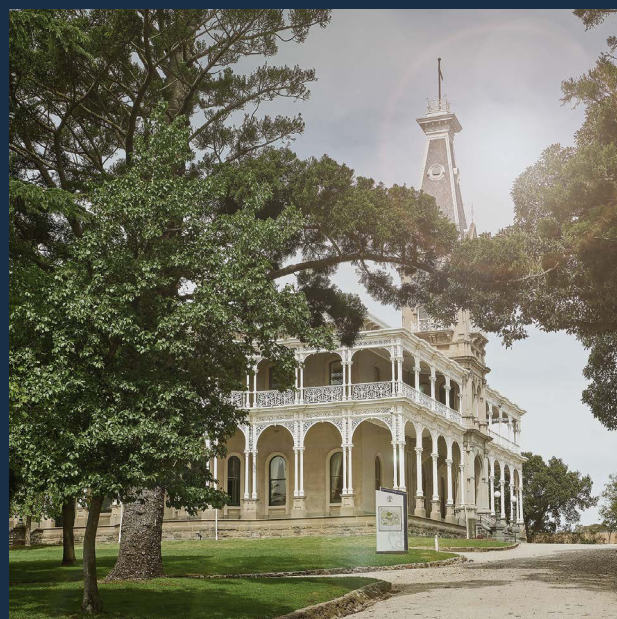




Embrace unparalleled modern living

in a town filled with
old world charm.

Nestled along Jacksons Creek, Everley holds an esteemed position as the closest new estate to the historic town centre of Sunbury. Its unique location straddles the old town's charm and the vibrant new retail precinct, offering an unparalleled living experience. As Sunbury's population expands, Everley's centrality will only increase, cementing its status as Sunbury's best new location.



Start a new life in one of Melbourne's fastest growing communities.



Everything you could want right at your fingertips.

Come home to a community surrounded by an unrivalled connection to the natural world. Everley spans 4.5 kilometres along the majestic Jacksons Creek, encompasses over 88 hectares of sprawling open space, and is adorned with a network of picturesque bike and walking trails, scenic vantage points, sporting amenities, cascading waterfalls, and serene wetlands.

Everley is also surrounded by amenities to help you unwind. The renowned Goonawarra Golf Club is just across the road, while two stunning vineyards, Craiglee and Goona Warra, are a short stroll down the hill.

Further enhancing everyday living, Sonata residents will soon enjoy accessible, premium dining, beverages and entertainment within the upcoming retail precinct, alongside quality education offerings, including established kindergarten and childcare facilities, with a primary school on the way.





Designs for every Australian.

Maple Living designs homes for the way Australians truly live. With a philosophy grounded in thoughtful design and enduring quality, Maple Living creates homes that invite and inspire, where every room feels both timeless and effortlessly liveable.

Their approach brings together carefully considered layouts, premium finishes, and a genuine understanding of modern lifestyles. Each residence is crafted in harmony with its surroundings, delivering comfort, warmth, and lasting sense of security.

Recognised for delivering high-quality townhomes, the team is built on trust and transparency, bringing proven experience to every stage of the journey and supporting buyers through to completion with care, clarity, and attention to detail.



Trusted townhome builders

Sonata Collection Features

- Laminate flooring to entry, living, kitchen and dining room.
- Carpet to bedrooms, stairs and first floor areas.
- Ceramic tiles to bathrooms, ensuite, laundry and powder room.
- Reece tapware and bathware.
- Garage with Colorbond motorised panel door with two remotes.
- Low maintenance landscaping to front and rear including mulched garden beds, seeded lawn areas and rolled turf.

Note: Features may vary between lots.





Homes built with heart.

Each home is delivered by a team of qualified and licensed professionals, with a commitment to achieving exceptional standards across every finish and inclusion. This dedication is matched by a broader vision to create vibrant, connected communities.

From landscaped parklands where families can grow, to well-connected locations that offer seamless access to everyday essentials, Maple Living homes are shaped around real life.

At Everley, this vision comes to life through the Sonata Collection. This latest release of thoughtfully designed townhomes offers a refined balance of style, functionality, and convenience. Featuring a selection of two and four-bedroom homes, each residence has been carefully crafted to maximise space, natural light, and liveability.

With open plan living areas, premium inclusions, and practical layouts, the Sonata Collection reflects Maple Living's commitment to creating homes that feel as good as they look, set within a community designed to thrive.



Artists Impression.

Maple Living crafts townhomes that stand the test of time, designed for the way Australians truly live.



Artist's Impression.
Disclaimer: Please note that the material contained herein including images, viewlines and plans has been produced prior to detailed design and construction, is indicative only and does not constitute a representation by the vendor, agent, or vendor's consultant in respect to the size, form, dimensions, specifications or layout of the dwelling. The final product may change from that illustrated herein. Changes may be made to the layouts during the development in accordance with the provisions of the contract of sale or the building and / or planning requirements or for compliance with relevant standards, codes, laws or requirements of any authority. Prospective purchasers must make and rely on their own enquiries.

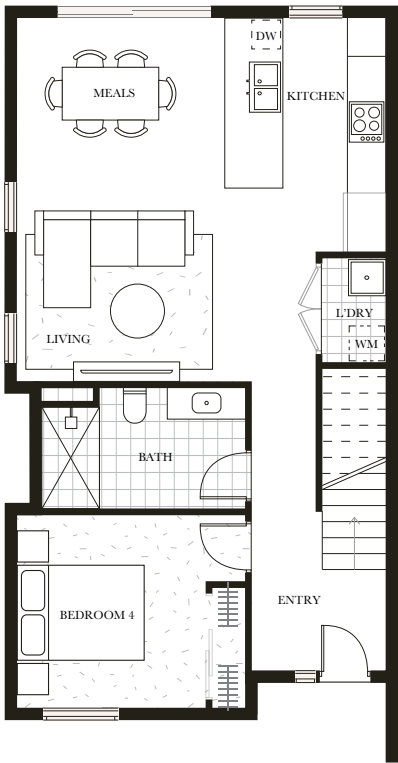
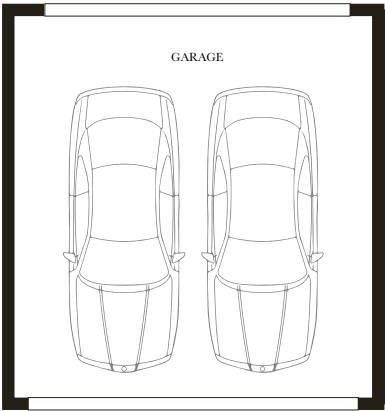
Lot 963

Cnr Floorplan

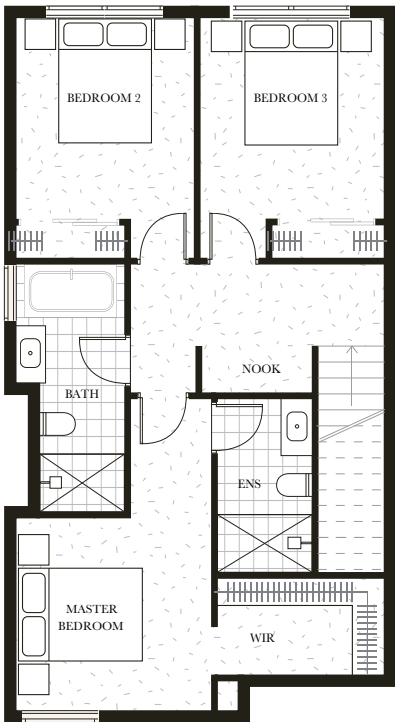

4


3


2



GROUND FLOOR



FIRST FLOOR

Lot Area	237m ²	
Total Home Area	172.18m ²	18.53sq

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Artists Impression.

Lot 963

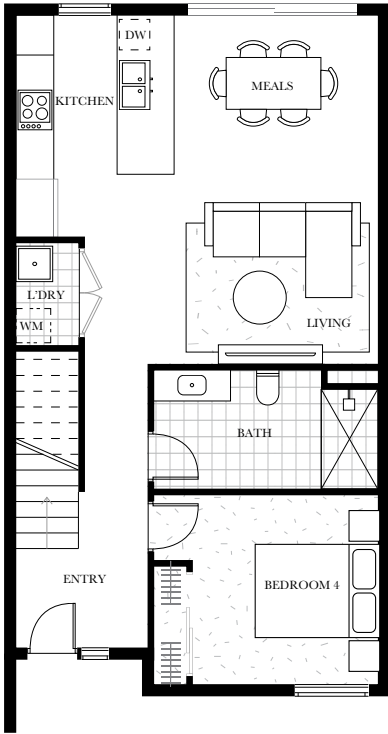
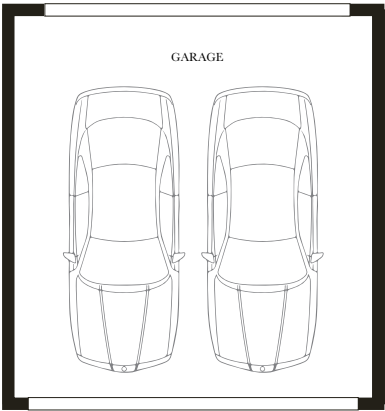
Lot 962

Floorplan

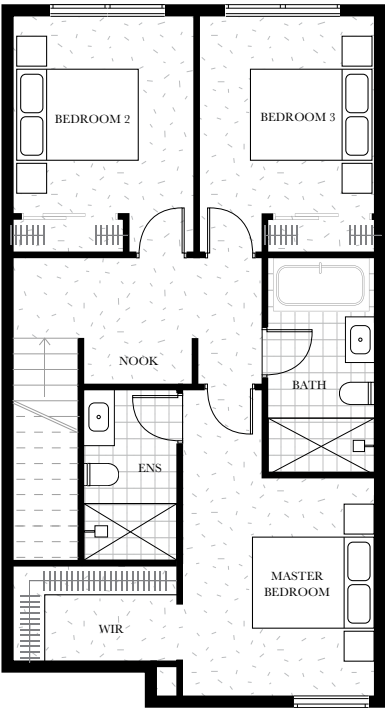

4


3


2



GROUND FLOOR



FIRST FLOOR

Lot Area	156m ²	
Total Home Area	167m ²	18sq

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Lot 962

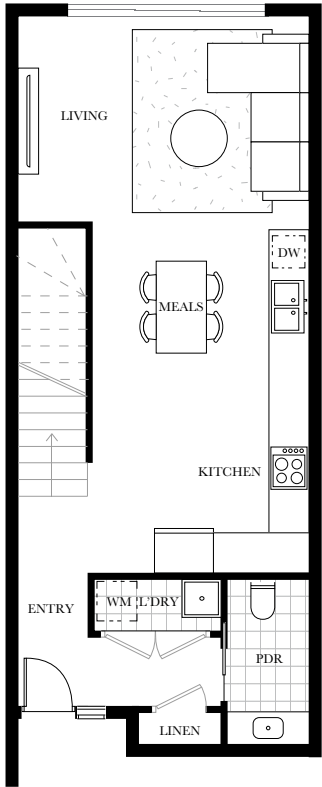
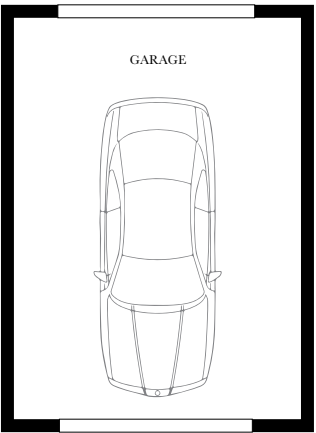
Lot 961

Floorplan

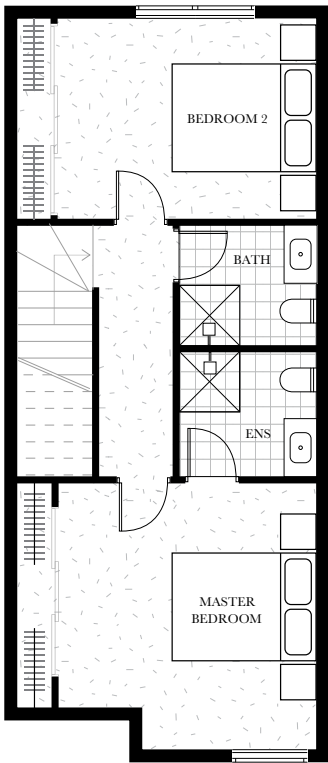

2


2.5


1



GROUND FLOOR



FIRST FLOOR

Lot Area	117m ²	
Total Home Area	125m ²	13.47sq

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Lot 961

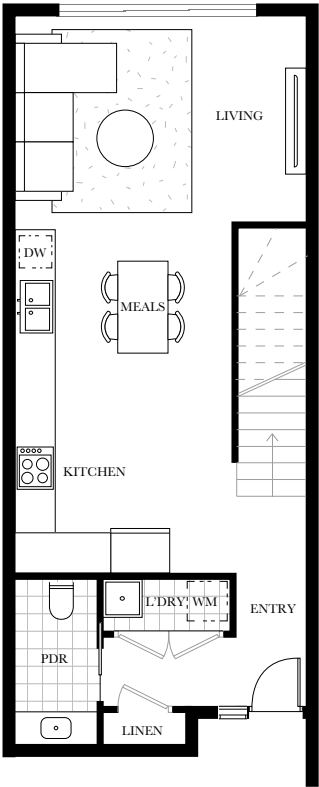
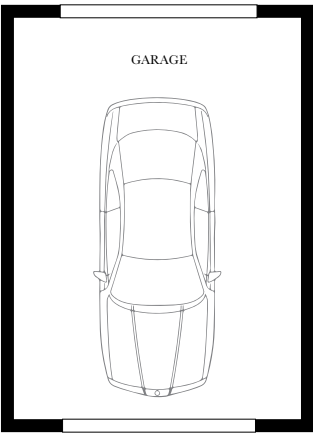
Lot 960

Floorplan

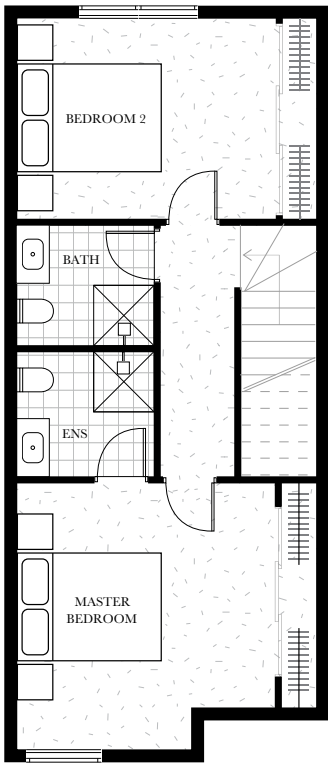

2


2.5


1



GROUND FLOOR



FIRST FLOOR

Lot Area	117m ²	
Total Home Area	125m ²	13.47sq

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Artists Impression.

Lot 960

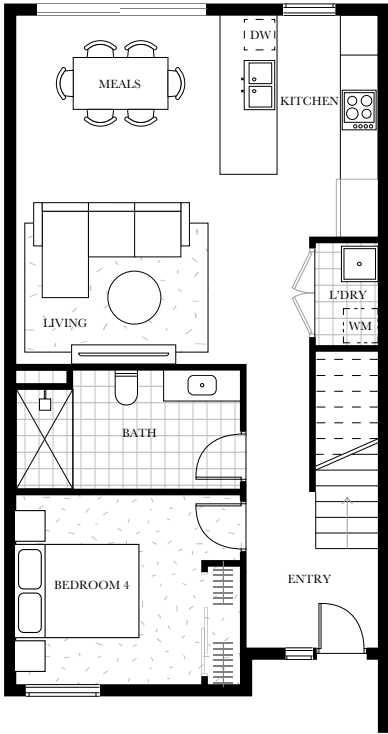
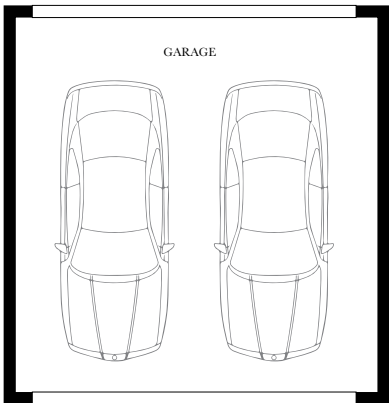
Lot 959

Floorplan

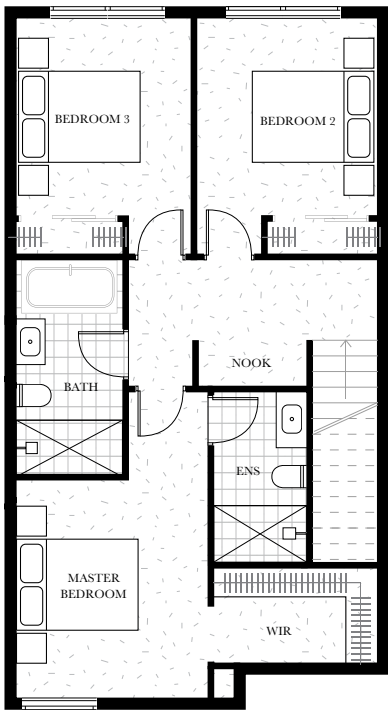

4


3


2



GROUND FLOOR



FIRST FLOOR

Lot Area	156m ²	
Total Home Area	167m ²	18sq

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Artists Impression.

Lot 959

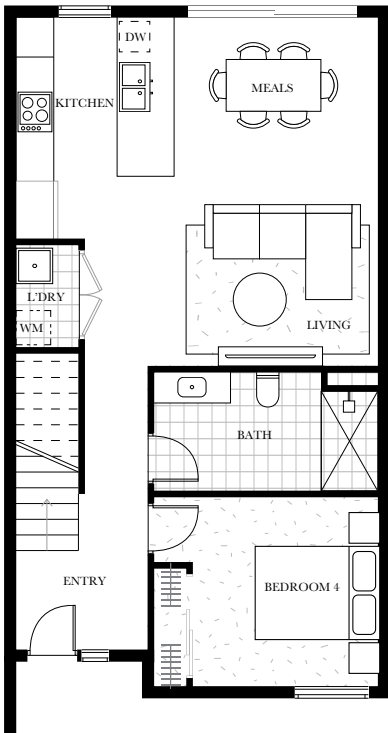
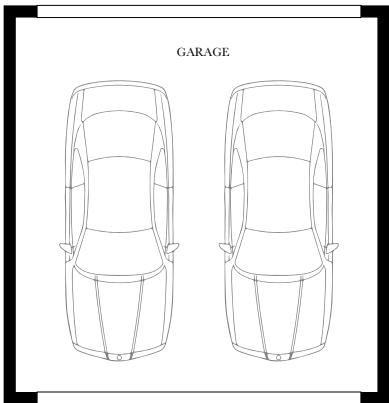
Lot 958

Floorplan

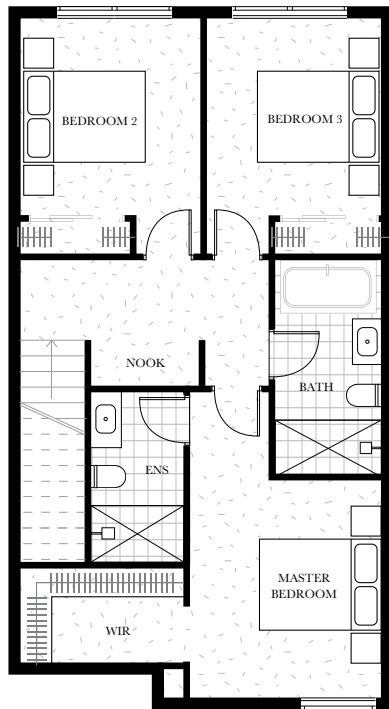

4


3


2



GROUND FLOOR



FIRST FLOOR

Lot Area	156m ²	
Total Home Area	167m ²	18sq

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Artists Impression.

Lot 958

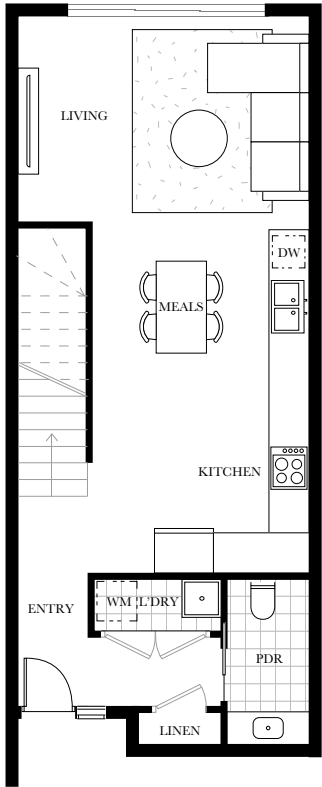
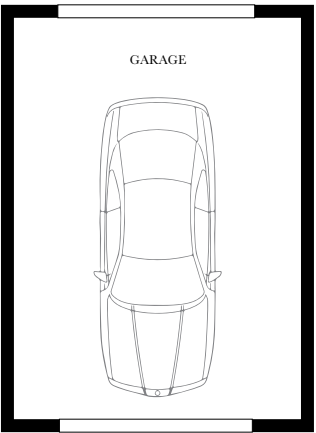
Lot 957

Floorplan

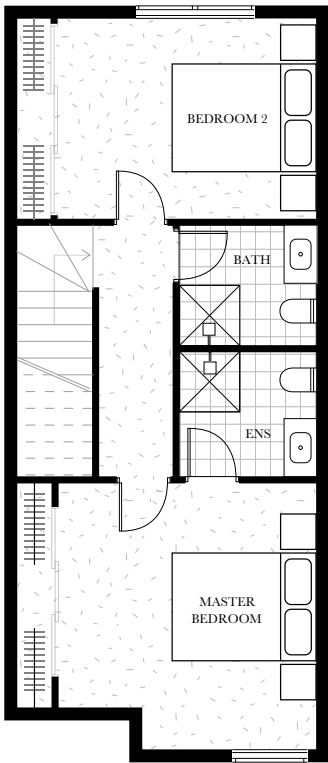

2


2.5


1



GROUND FLOOR



FIRST FLOOR

Lot Area	117m ²	
Total Home Area	125m ²	13.47sq

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Lot 957

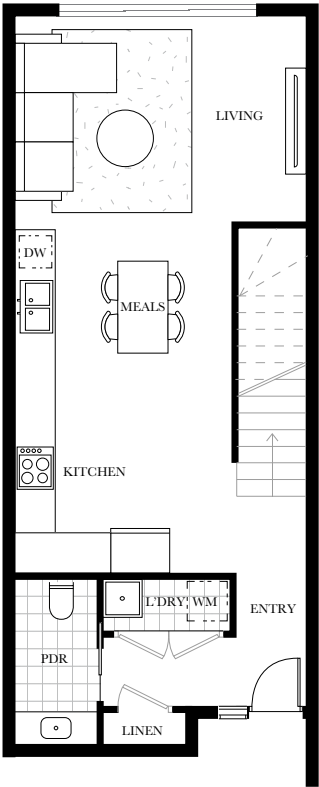
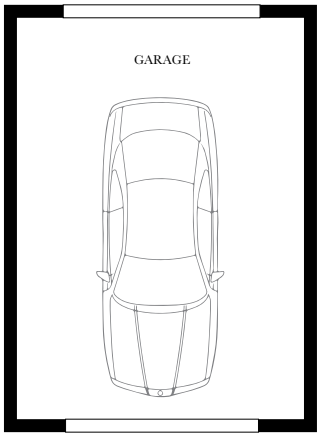
Lot 956

Floorplan

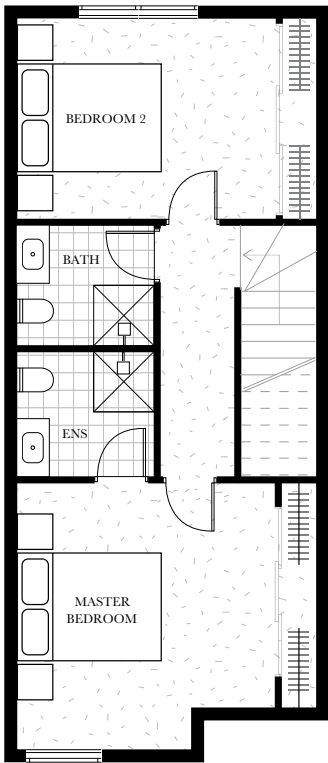

2


2.5


1



GROUND FLOOR



FIRST FLOOR

Lot Area	117m ²	
Total Home Area	125m ²	13.47sq

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Lot 956

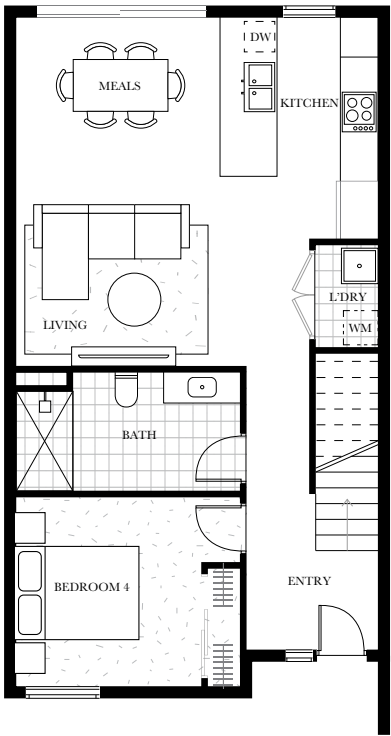
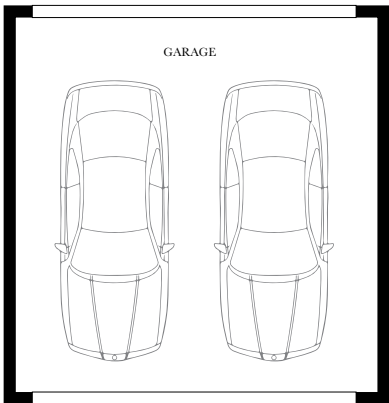
Lot 955

Floorplan

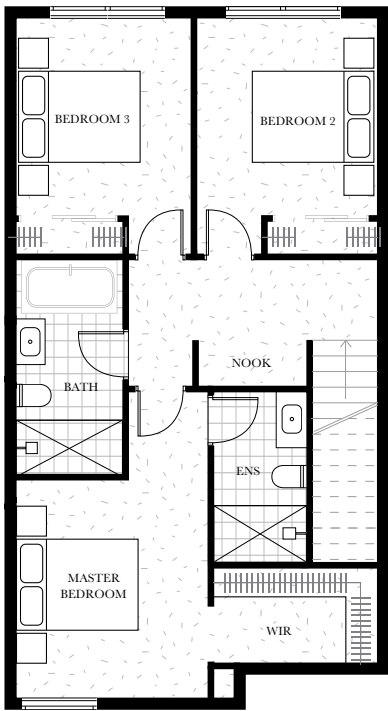

4


3


2



GROUND FLOOR



FIRST FLOOR

Lot Area	156m ²	
Total Home Area	167m ²	18sq

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Lot 955

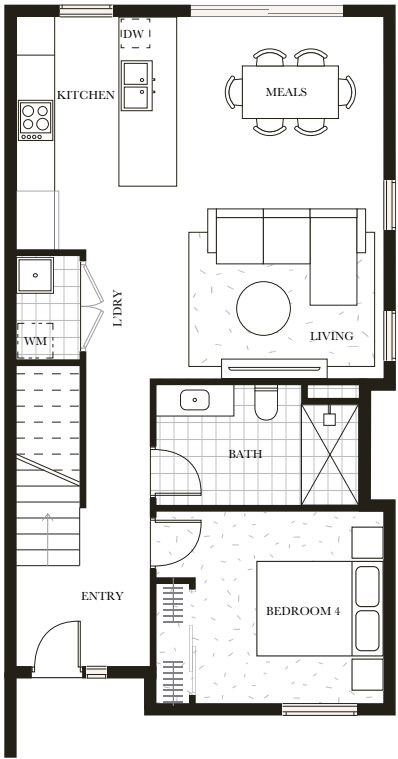
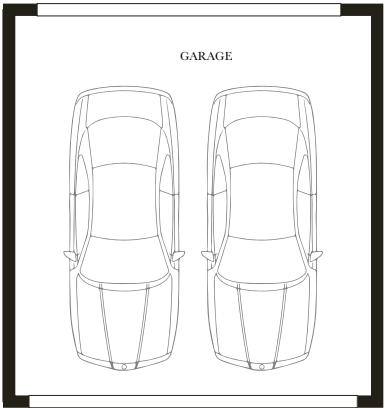
Lot 954

Cnr Floorplan

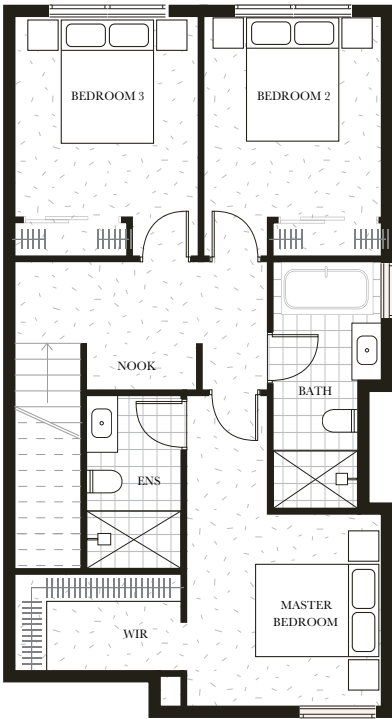

4


3


2



GROUND FLOOR



FIRST FLOOR

Lot Area	206m ²	
Total Home Area	169m ²	18.24sq

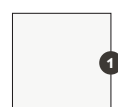
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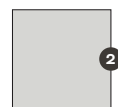
Artists Impression.

Lot 954

Salt Colour Scheme



1 WALL PAINT
Lexicon Quarter



2 MAIN CABINETRY
Oyster Grey Matt



3 OVERHEAD CABINETRY Soft Walnut



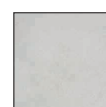
4 SPLASHBACK TILES
Ash Grey Matt



5 STONE BENCHTOPS
Arcadia



6 FLOORBOARDS
Tawny



WALL & FLOOR TILES
Mon White



CARPET
Flood Plains



BLINDS
Limestone

Stone Colour Scheme



1 WALL PAINT
Lexicon Quarter



2 MAIN CABINETRY
Blossom White Matt



3 OVERHEAD CABINETRY
Prime Oak Woodmatt



4 SPLASHBACK TILES Luxe Daylight Matt



5 STONE BENCHTOPS
Astral



6 FLOORBOARDS Blackbutt



WALL & FLOOR TILES
Mon Dark Grey



CARPET
Thermal

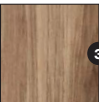
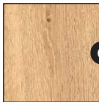


BLINDS
Mist

Finishes

Sand Colour Scheme



	1 WALL PAINT Lexicon Quarter		4 SPLASHBACK TILES Daylight Matt		WALL & FLOOR TILES Carrington Latte
	2 MAIN CABINETRY Avion Grey Matt		5 STONE BENCHTOPS Gelsomino		CARPET Fresh Water
	3 OVERHEAD CABINETRY Boston Oak		6 FLOORBOARDS Natural		BLINDS Dune

With Mount Macedon to the north and Melbourne to the south, you're perfectly nestled between city and country.

Inclusions

Flooring

Laminate floor to entry, living, kitchen and meals featuring natural wood grain aesthetics.

Anti-static and moisture resistant carpet to bedrooms, stairs and first floor (if applicable).

Stone look ceramic tiles to bathrooms, ensuite, laundry and powder room.

Kitchen, Laundry & Bathroom

Laminate kitchen base cupboards and pantry.

Fridge space with laminate overhead storage.

20mm kitchen stone bench top.

Splashback tiles to kitchen, laundry and bathrooms.

600mm Electric European-inspired appliances including cooktop, oven and canopy rangehood.

Stainless steel free-standing dishwasher.

Chrome finished mixers to kitchen, laundry and bathrooms.

Double bowl stainless steel kitchen sink with drainer.

Powder coated polished single bowl laundry trough with cabinet.

Ceramic dual flush toilet suite.

Semi-framed paneled shower screen to ensuite and bathrooms.

Laminate vanity units to bathrooms and ensuite.

Laminate bench top to bathrooms and ensuite.

Polished edge mirrors to vanities.

Ceramic semi-inset single bowl basin to vanities.

Chrome finished tapware throughout.

Chrome-finished towel rails, toilet roll holders and towel rings.

Fixtures & Fittings

Powder-coated aluminum windows, lockable sliding doors, and balcony doors (where applicable).

Satin Chrome finished lever to main entry door.

Satin Chrome finished lever set to all internal doors.

Fly screens to all openable windows.

Colorbond valleys, fascia, guttering and downpipes.

Insulation batts to walls and roof cavity as per Energy Report.

Electric panel heaters to bedrooms.

Split system to the main living area.

Roller blinds to bedrooms, living areas and kitchen (where applicable).

Electric hot water system.

Joinery and Finishes

Feature front door with painted timber entry door frame.

Flush panel and gloss-painted internal doors.

Built-in robes with top shelf and hanging rail to all bedrooms.
Built-in linen cupboard with four melamine shelves (where applicable).

67 x 12mm square profile skirting and architraves.

75mm cove cornice throughout.

Electrical

Smoke detectors as required.

Double power points throughout, or single power points (where applicable).

Exhaust fans to bathrooms, ensuite, laundry and powder room (where applicable).

Free-to-air TV point in the living area, with cable connected to an external antenna.

Two data points to living area.

Data point ready for connection to NBN by the purchaser after handover (at builders discretion).

LED downlights throughout.

Single external flood light in the backyard.

Externals

A Maple Living façade designed by our specialised architect team.

Combination of brickwork, acrylic render and lightweight cladding façade (as per plans).

A fully fenced boundary as per estate covenants.

Garage with Colorbond motorised panel door with two remotes.

1 x external garden tap at meter and 1 x external garden tap at the rear.

Coloured concrete to driveway and porch as required.

Low maintenance landscaping to front and rear including mulched garden beds, seeded lawn areas and rolled turf (if applicable).

Fixed fold-out clothesline or retractable clothesline.

Rain-resistant pillar letterbox with newspaper slot and house number.

Recycled water connection (subject to availability) of recycled water infrastructure to the serviced land and relevant authority requirements.

Preliminary Site Costs

Domestic Building Insurance (Homeowner's Warranty), contract works insurance and public liability insurance.

All required drafting and estimating works.

Temporary fencing.

Stormwater and sewer drainage to legal point of discharge and sewer connection point.

Connection to mains power supply including conduit and cabling for underground connection of single-phase electricity to the meter box.

Termite treatment system where required.

All earthworks for the construction of the slab including rock boring if required.







Sonata

COLLECTION

Everley
SUNBURY

Sold by
RPM


MAPLE
LIVING

Everley Sales Office

1 Tanninbrae Drive, Sunbury VIC 3429
Open 7 days, 11am – 5pm

Contact

Edward Seychell – Estate Manager
0499 949 748 | everleysunbury@rpmgrp.com.au

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