



# WestWood

PLACE

THE SERENO COLLECTION



Homebuyers<sup>®</sup>  
Centre

## Find your community.

Westwood offers residents a lifestyle of connection, convenience and choice.

Designed to be a walkable community, Westwood Place will put residents at the heart of an abundance of quality amenities including parklands, walking and cycling tracks and the future major town centre. The Homebuyers Centre release embraces the best that Westwood Place has to offer.

At Homebuyers Centre we make first homes happen. Since 1991, we have led the way in building modern affordable homes and have established a reputation as Australia's leading provider of first homes. Providing a one-stop-shop for our customers, Homebuyers Centre can help you access the best-value finance, find the perfect block of land and select a stylish and functional new home from our extensive range of designs.

Our homes are built with the utmost care and attention to detail. From the structure of your home, to the fittings and furnishings, we focus on top quality standard inclusions for our customers. By selecting only quality products, and teaming up with leading trade partners and suppliers, who share our commitment to quality, we make sure to deliver your perfect home.



Artist Impression



## Your local area.

Westwood's key proximity to established amenities as well as future developments makes it a desirable address for families. Neighbouring the suburbs of Caroline Springs and Taylors Hill means an abundance of comforts and conveniences are readily available. From shopping centres and recreational facilities to transport and education— everything is within reach.

### Community & Childcare centres

1. The Sanctuary At Hillside
2. Community Centre (proposed)
3. Little Munchkins Childcare Centre
4. Goodstart Early Learning – Hillside
5. Goodstart Early Learning – Sydenham
6. Goodstart Early Learning – Taylors Hill
7. Penguin Childcare Caroline Springs
8. Hillside Cottage Early Learning & Kinder
9. Luxor Reception & Function Centre

### Medical Services

10. Hillside Medical Centre
11. Parkwood Green Medical Centre
12. Watervale Medical Centre
13. Caroline Springs Superclinic
14. Sydenham Medical Centre
15. Medical One – Sydenham
16. Sunshine Hospital

### Food & Retail

17. Watergardens Shopping Centre
18. CS Square Shopping Centre
19. Watervale Shopping Centre
20. City Vista Shopping Centre
21. Local Convenience Centre (proposed)
22. Town Centre (proposed)

### Transport

23. Watergardens Train Station
24. Caroline Springs Train Station
25. Melbourne Airport

### Sport & Recreation

26. Plumpton Sports Reserve
27. Calder Park Thunderdome
28. Aquatic Centre (proposed)
29. Taylors Hill Skate Park
30. Springside Recreation Reserve
31. Hillside Football Club & Recreation Reserve
32. The City Vista Pavilion & Sports Field
33. Witchmount Estate Winery
34. Galli Estate Winery
35. Instinctz Weddings & Winery

### Education

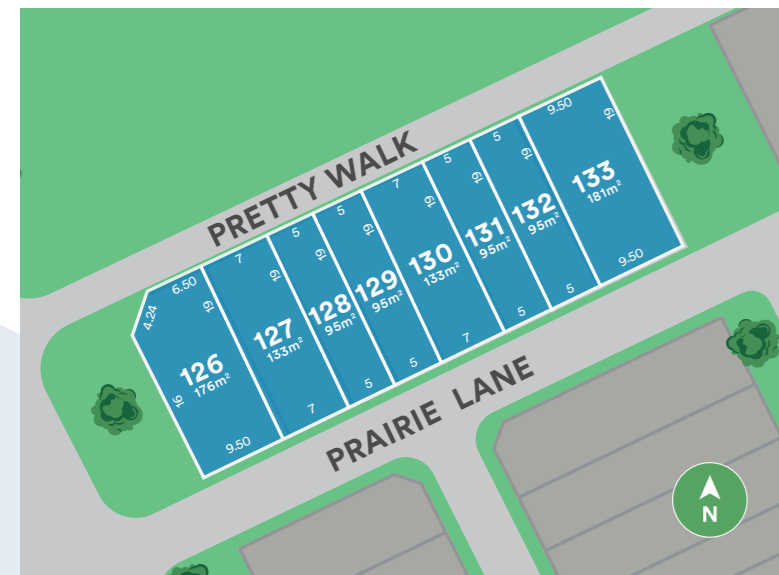
36. Parkwood Green Primary School
37. Sydenham-Hillside Primary School
38. Cana Catholic Primary School
39. Springside West Secondary College
40. Springside Primary School
41. Catholic Regional College Caroline Springs
42. Government Primary & Secondary School (proposed)
43. Government Primary School (proposed)
44. Potential Non-Government Secondary School (proposed)
45. Government Primary School (proposed)
46. Potential Non-Government Primary School (proposed)

## Closely connected.

A better community has connectivity as its core. That's how Westwood brings people closer together.

Residents will enjoy access to modern infrastructure, such as landscaped green links that run throughout the community, and close proximity to nearby retail and transportation hubs.

The Sereno Collection will place you in convenient proximity to the future Prep-12 school and sporting reserve, embracing the best that Westwood Place has to offer.



All images and drawings are for illustrative purposes.

# Your choice of 2 or 3 bed designs.

## Miki 16.

**2 Bedroom.**  
Internal lot

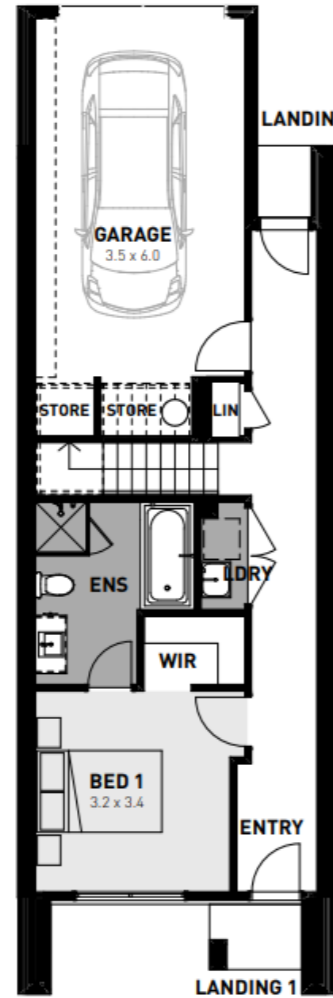
2 2 1   
Lots available: 128, 129    **95m<sup>2</sup>**

The Miki offers an affordable solution to home ownership without compromise. This stylish home has been cleverly designed to maximise light and space, providing you with comfortable living. Specially designed to combine the best in urban styling and functionality, the Miki embraces a light-filled open plan living area and two very private bedrooms.

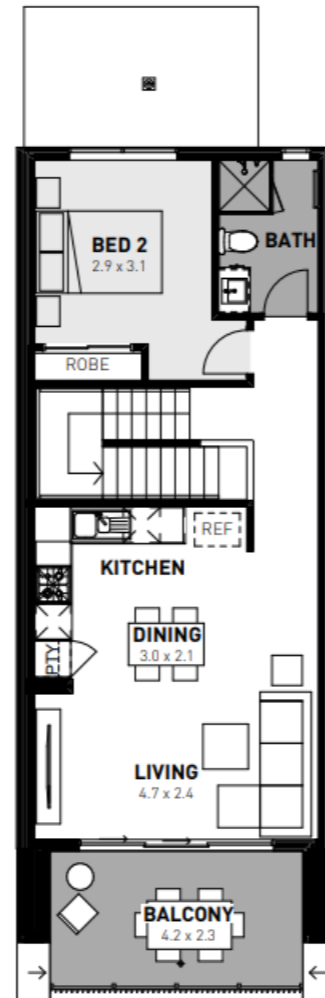
The master includes a generous ensuite including its own bath and walk-in robe downstairs, with an additional bedroom and bathroom upstairs.

Complete turnkey inclusions:

- › 100% fixed costs and pricing
- › Heating and cooling included
- › Westinghouse stainless steel appliances
- › 20mm Caesarstone kitchen benchtops
- › Smart control garage door with camera and app security
- › Front and rear landscaping
- › Exposed aggregate driveway
- › Recycled water connection
- › 25 year structural guarantee
- › 12 month service warranty



GROUND



FIRST

## Etto 21.

**3 Bedroom.**  
Internal lot

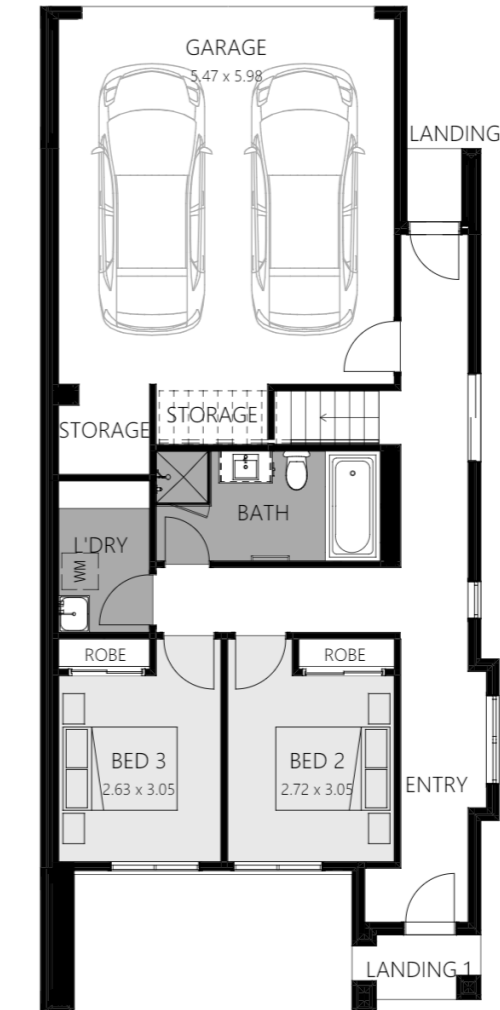
3 2 2   
Lots available: 126, 127    **133m<sup>2</sup>**

Natural sunlight flows throughout the entire open plan living area from the spacious balcony through to the living, dining and kitchen in the Etto.

This three bedroom, two bathroom double rear garage home is an entertainers delight. With great views across the neighbourhood you can enjoy the afternoon sun on the elevated balcony while all three bedrooms remain private from the living areas for a space to really unwind.

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GROUND



FIRST



## Good design is not a luxury.

We design homes smarter, maximising the value of every townhome for function, comfort and style.

You can count on timeless features such as ample storage, open plan living, clever use of space, abundant natural light and outdoor spaces, providing homes that are flexible enough to grow and change with you.

All this while providing chic homes of immense style, with architectural façades, European-inspired appliances, and high-quality fixtures and fittings as standard.

Over the journey, we have won over a dozen industry awards for our designs, our build quality, affordability and our people. We invite you to take a look for yourself.

You won't be disappointed.

All images and drawings are for illustrative purposes.

## Your curated colour schemes.

Homebuyers Centre has partnered with Alisa and Lysandra to take the stress out of home design and have carefully curated three brand new colour schemes just for you.

Exclusive to Homebuyers Centre.

### Industrial



#### Go bold or go home, or in this case design a bold home!

Perfect for the young professional couple or contemporary family, Homebuyers Centre's spin on this industrial style combines hard wearing, textural elements with sleek and stylish finishes to create a home that is bold and modern.

### Coastal



#### The Australian beach-loving lifestyle.

Coastal is everything you would expect in a stunning seaside abode. Cool and bright whites and pale greys replicate the soothing tones found in rolling sand dunes. This design scheme is fresh, light, energising and encapsulates everything we love about the Australian beach culture.

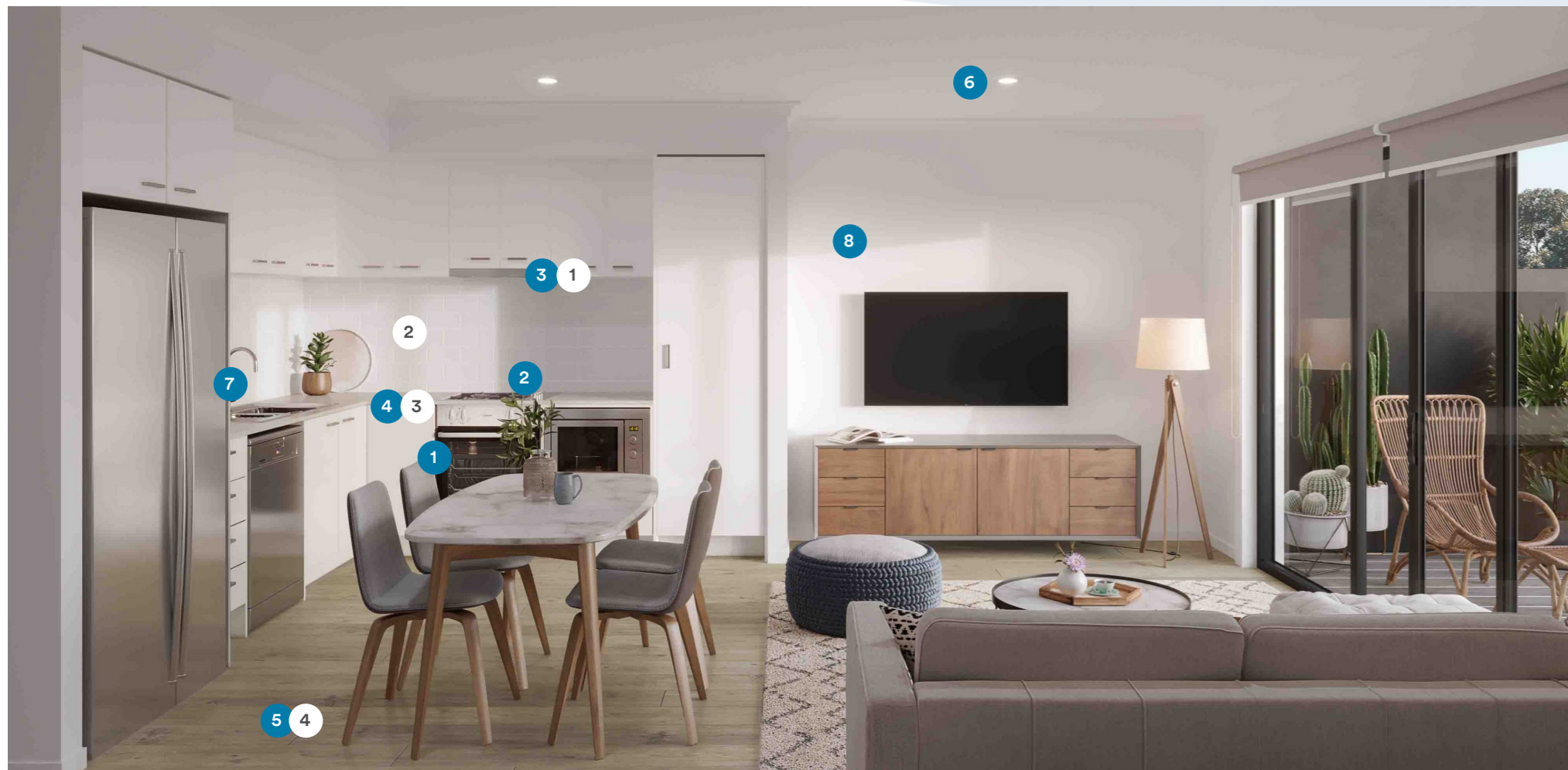
### Adriatic



#### Take a trip to the Mediterranean

Channelling a cool and calming palette, the contemporary Adriatic scheme subtly references ocean tones, characterised by the unassuming and romantic aesthetic of the Mediterranean. A seamless blend of coastal and urban design, this scheme is impactful in all the right ways.





### Standard Kitchen and Living inclusions:

- ① 600mm Westinghouse stainless steel electric oven under bench
- ② 600mm Westinghouse stainless steel gas cooktop
- ③ 600mm Westinghouse stainless steel canopy rangehood
- ④ 20mm Caesarstone benchtops
- ⑤ Quality floor coverings throughout
- ⑥ LED downlights to living areas
- ⑦ Choice of chrome or matte black tapware
- ⑧ Dulux Wash&Wear Paint

### Kitchen and Living upgrades:

- ① 600mm Westinghouse stainless steel slideout rangehood and overhead cupboards to either side of rangehood
- ② Splashback/vanity tiles
- ③ Benchtop material
- ④ Upgraded flooring



### Standard Bathroom inclusions:

- ① 2100mm high tiling
- ② Tiled shower base
- ③ White acrylic bath (design dependent, refer to working drawings)
- ④ Polished edge mirror above vanity benchtops to match height of shower screen

### Bathroom upgrades:

- ① Floor tiles
- ② Wall tiles
- ③ Stone benchtop

### Standard Laundry inclusions:

- › Concealed washing machine taps
- › Stainless steel trough and white metal cabinet

### Standard Turnkey inclusions:

- › Front and rear landscaping
- › Exposed aggregate concrete
- › Blinds
- › Heating and cooling
- › Clothesline (*design dependent*)





**DAHUA GROUP**



**RPM**

[www.westwoodland.com.au](http://www.westwoodland.com.au)

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