

# Your brand **new** home awaits



Artists impression only.

**ARMSTRONG**  
MT DUNEED

villawood  
properties

**H** Homebuyers  
Centre

# Welcome home

Homebuyers Centre is proud to partner with Villawood Properties to release ten stunning homes in the popular ARMSTRONG, Mt Duneed estate.

ARMSTRONG really does have it all! It's designed with families in mind – where premium amenities and resort style living are literally right at the front door. Your everyday could be a holiday.



Artists impression only.

# Life at **Armstrong**

At the heart of ARMSTRONG is Club Armstrong, a \$9.5 million residents-only club to indulge the mind, body and soul. This state-of-the-art facility features an undercover heated pool, an outdoor resort pool, fully equipped gym, tennis courts, the famous local 9 Gram café, function spaces, parents' rooms and more!





## City life at your doorstep

The under-construction Mount Duneed village will bring everything to you. Visitors to the village will be able to shop at the IGA and a Chemist Warehouse, and dine at a cafe, Italian and Indian restaurants. Other amenities will include medical and dentist facilities, a hairdresser, an Omega daycare and a Saltwater Learn to Swim pool centre.



## Remarkable location

Hit the coast for some surfing, fishing or just to get amongst the action and fun. Not to stop short at the beautiful beaches, the Surf Coast offers some of the region's best fish & chips, as well as shopping opportunities from Australia's largest Surf wear brands.

## Remarkable community

ARMSTRONG offers something for every lifestyle with eight distinct lifestyle precincts, each unique in position and character. ARMSTRONG's \$2.6million District Park is spectacular. With expansive grounds and heaps of play equipment for all ages, it has fast become a 'destination park' for the entire region to enjoy.



## Your healthy community

Life at ARMSTRONG means the entire family can embrace a healthy life. This picture-perfect community is complete with over 30kms of walking and cycling tracks, as well as 24 hectares or parks, wetlands, sporting fields and green spaces.



# Join a thriving community

ARMSTRONG is more than just a new estate, it has everything you could want, all within a fantastic location.





Artists impression only.

## Bella 18

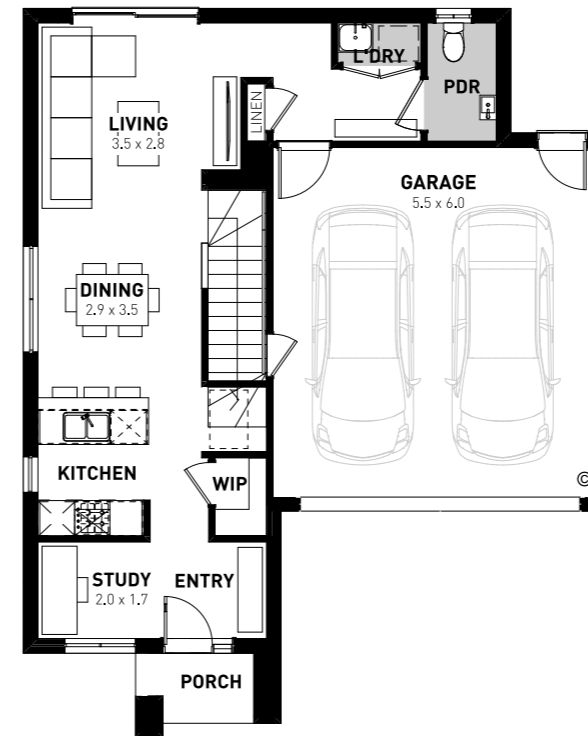
3 2.5 2

**Land Area:** 176m<sup>2</sup>

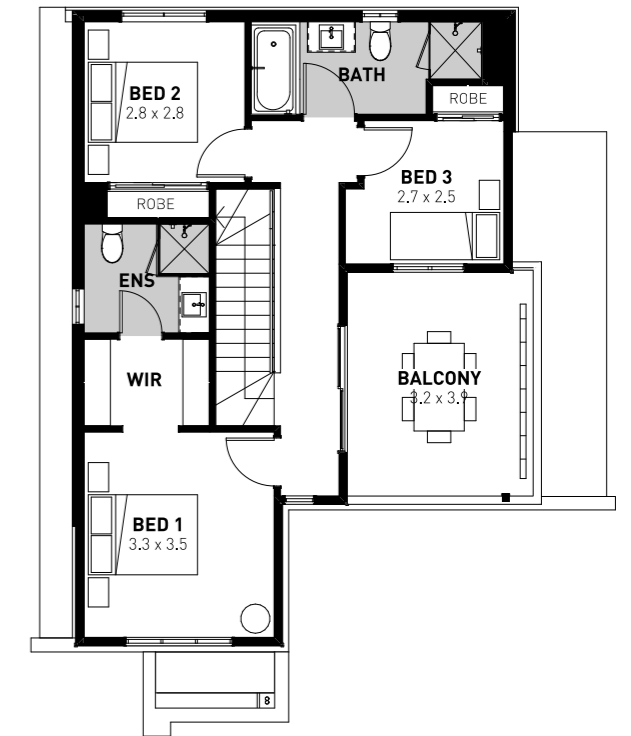
**Lot Width:** 11m

**Lot Depth:** 16m

A three-bedroom, two and a half bathroom double-storey home designed with harmonious living in mind. Upstairs you will find a master suite with a spacious walk-through robe to your ensuite, a family bathroom, and two other bedrooms with built-in robes. Downstairs is designed to maximize natural light with its entertainers' kitchen with plenty of storage, European laundry and powder room. Your new Bella 18 will be the envy of your friends and family.



Ground Floor



First Floor

# Byron 14

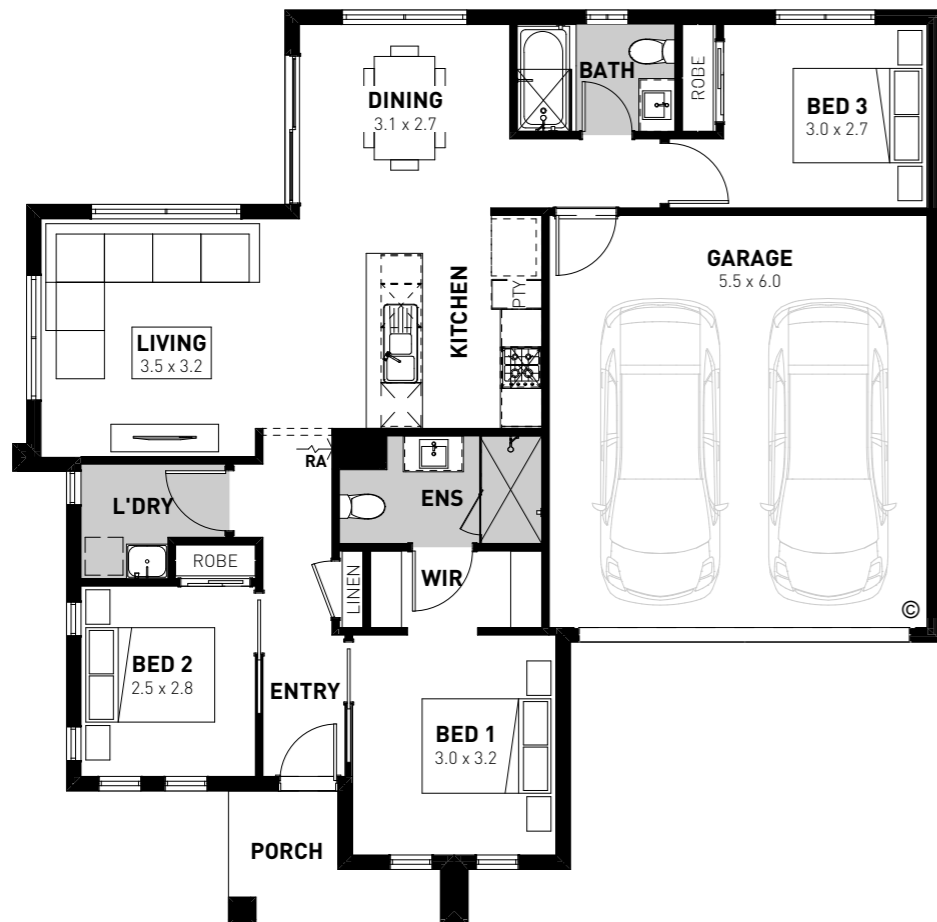
3 2 2

**Land Area:** 232m<sup>2</sup>

**Lot Width:** 14.5m

**Lot Depth:** 16m

Perfect for established and growing families, the compact yet generous floorplan of the Byron 14 boasts thoughtful living. This three-bedroom, two-bathroom, double car garage home is designed specifically for corner lots so the entirety of lot space can be utilised so that you can enjoy maximum comfort.



# Astra 14

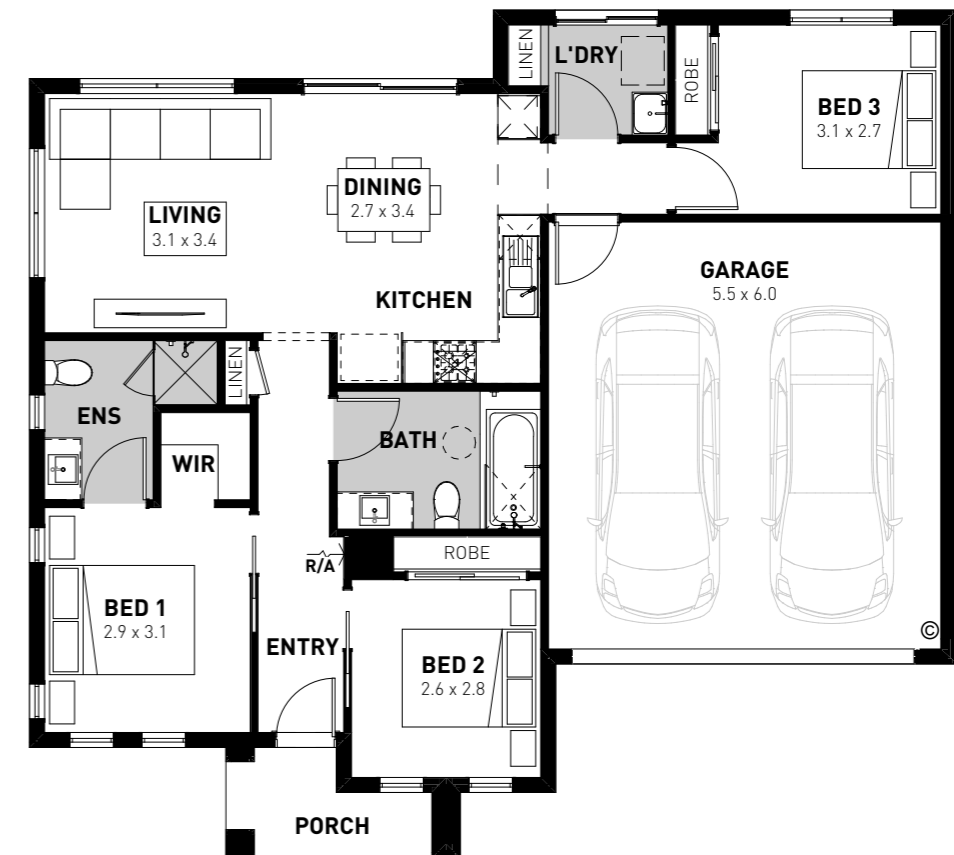
3 2 2

**Land Area:** 224m<sup>2</sup>

**Lot Width:** 14.5m

**Lot Depth:** 16m

Design comes to the forefront in the Astra. With a smooth and functional flow from start to finish, it's most definitely a design that is tailored for easy living. A three-bedroom, two-bathroom home, the Astra boasts a luxurious and private master bedroom, complete with a generous walk-in robe and spacious ensuite. Two further bedrooms each have their own built-in robes, ensuring ample room for storage. Just as importantly, it has you covered when it comes to entertaining. Start the evening in the light-filled open-plan kitchen, dining and living area.





## Bailey 11

 2
  2
  1

**Land Area:** 176m<sup>2</sup>

**Lot Width:** 11m

**Lot Depth:** 16m

The Bailey 11 combines practicality with modern design. Maximising a small footprint, the two-bedroom, two-bathroom, single car garage home is perfect for couples or young families who are looking to utilise the entirety of their lot space.





# Which one is yours?

<p><b>Byron 14</b></p> <hr/> <p><b>Lot:</b> 3524</p> <hr/> <p><b>Land Area:</b> 232m<sup>2</sup></p> <hr/> <p><b>Facade:</b> Celine</p>	<p><b>Bella 18</b></p> <hr/> <p><b>Lot:</b> 3523</p> <hr/> <p><b>Land Area:</b> 176m<sup>2</sup></p> <hr/> <p><b>Facade:</b> Mila</p>	<p><b>Astra 14</b></p> <hr/> <p><b>Lot:</b> 3522</p> <hr/> <p><b>Land Area:</b> 224m<sup>2</sup></p> <hr/> <p><b>Facade:</b> Prescott</p>	<p><b>Bailey 11</b></p> <hr/> <p><b>Lot:</b> 3521</p> <hr/> <p><b>Land Area:</b> 176m<sup>2</sup></p> <hr/> <p><b>Facade:</b> Moda</p>	<p><b>Astra 14</b></p> <hr/> <p><b>Lot:</b> 3520</p> <hr/> <p><b>Land Area:</b> 224m<sup>2</sup></p> <hr/> <p><b>Facade:</b> Bromleigh</p>	<p><b>Bailey 11</b></p> <hr/> <p><b>Lot:</b> 3519</p> <hr/> <p><b>Land Area:</b> 176m<sup>2</sup></p> <hr/> <p><b>Facade:</b> Hudson</p>	<p><b>Bella 18</b></p> <hr/> <p><b>Lot:</b> 3518</p> <hr/> <p><b>Land Area:</b> 176m<sup>2</sup></p> <hr/> <p><b>Facade:</b> Claremont</p>	<p><b>Bella 18</b></p> <hr/> <p><b>Lot:</b> 3517</p> <hr/> <p><b>Land Area:</b> 176m<sup>2</sup></p> <hr/> <p><b>Facade:</b> Paloma</p>	<p><b>Byron 14</b></p> <hr/> <p><b>Lot:</b> 3516</p> <hr/> <p><b>Land Area:</b> 232m<sup>2</sup></p> <hr/> <p><b>Facade:</b> Soul</p>	<p><b>Bella 18</b></p> <hr/> <p><b>Lot:</b> 3515</p> <hr/> <p><b>Land Area:</b> 221m<sup>2</sup></p> <hr/> <p><b>Facade:</b> Ava</p>
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# Premium inclusions

## Building with Homebuyers Centre

- Australia's leading brands and products
- Homeowners Warranty Insurance
- HIA New Home Building Contract
- 6-star energy efficiency rating
- 12-month service warranty
- 25-year build guarantee



## Kitchen

- 600mm stainless steel electric oven under bench
- 600mm stainless steel gas cooktop
- 600mm stainless steel canopy rangehood
- Deluxe double bowl stainless steel sink with chrome mixer (home design specific)
- Dishwasher provision with cold water supply and single power point
- White lined kitchen cupboards with handles
- Laminated cabinets and kick rail
- 33mm laminate benchtop

## Internal

- Timber-look laminate flooring to living areas and front entry
- Carpet to bedrooms and passageways with 7mm underlay
- Two coats of quality paint to ceilings, walls, architraves, skirtings and doors
- Minimum 2400mm high ceilings (home design specific)
- 67mm skirtings and 42mm architraves (single bevelled MDF)
- Walk-in robe with melamine shelf and hanging rail (home design specific)
- Built-in robes with melamine shelf, hanging rail and vinyl sliding doors (home design specific)
- Insulation to walls and ceilings to achieve 6-star energy efficiency rating (home design and orientation dependent)
- Linen cupboard with door and four white melamine shelves
- Ample light throughout home (see electrical plan for details)
- Double power points throughout home (home design specific)
- One TV point including cable in roof space
- Approved electricity safety switch and circuit breakers to meter box
- Hardwired electronic smoke detectors
- Draught weather seals to all external doors
- 75mm air cushion doorstops



### Bathroom

- Showers with 2100mm high tiling
- 2000mm high semi-framed 1-way door with tiled shower base to ensuite and bathroom (home design specific)
- Ceramic tiling to floors and skirtings of wet areas
- White acrylic bath to main bathroom (home design specific)
- White vitreous china inset basins
- Vanities to bathroom and ensuite with laminated benchtops and doors with handles
- Polished edge mirror above vanity benchtops to match height of shower screen
- Chrome mixer tapware to basins and bath
- Chrome mixer to shower with deluxe handheld slide rail
- White vitreous china toilet

- Chrome towel rail to bathroom and ensuite
- Chrome toilet roll holder to ensuite and WC
- Exhaust fan to bathroom and ensuite (home design specific)
- Translucent glazing to window of WC (home design specific)

### Laundry

- 42 litre stainless steel trough and white metal cabinet
- Concealed washing machine taps



Artists impression only.

### Security and Doors

- Sliding windows with locks and weather seals to all openings
- Feature front entry door with lever handle
- Deadlocks to all external doors
- Aluminium sliding doors and windows with locks and weather seals to all openings
- 2040mm high flush panel internal doors
- Chrome lever passage set door handles with privacy lock to bathroom, ensuite and WC doors

### Building and Constructions

- Engineer's soil report and footing design, contour survey, building permit issued by registered building surveyor and water authority permits
- Site levelling on blocks with up to 300m fall over the house area
- Engineer designed class M concrete waffle slab
- Stabilised machine graded pine wall frame with roof trusses
- 100mm PVC storm water system
- Connection of services within the property boundaries to underground power, water, sewer up to 1500 deep and gas if available based on a 650m block with a 5m front setback
- Termite Management System including termite shields to all plumbing penetrations

### External

- Colorbond sectional garage door with one wall mounted control and two remote controls
- Brickwork or autoclaved aerated concrete (AAC) panels over windows and external doors, excluding garage (facade dependent)
- Integrated concrete slab to outdoor living area (home design specific)
- Exposed aggregate driveway, path and porch with a maximum 5500mm garage setback
- 22.5° roof pitch (facade dependent)
- Selection of clay face bricks or autoclaved aerated concrete (AAC) panels to external walls (home design specific)
- Selection of concrete roof tiles
- Metal fascia and barge, gutter and downpipes
- Front and rear external garden taps
- 100mm PVC conduit under driveway
- Two external garden taps, one to front and one to rear

### Services

- Gas ducted heating to living areas and bedrooms with digital control

\*Inclusions are to be selected from Builders Category 1 Range. Inclusions vary for Homebuyers Centre's Townhouse Living range. Please ask your New Homes Consultant for detailed inclusions and features relevant to selected home design and facade. Homebuyers Centre reserves the right to alter these inclusions without notice. All information contained within this brochure is accurate at the time of printing (May 2024). Refer to your Preliminary Works Contract (PWC) for complete specifications.



# Building with the best

## Your market leading builder

Homebuyers Centre is proudly part of the ABN Group, one of Australia's leaders in construction, property and finance.

Since 1978 we've built over 80,000 homes (huge!) so it's safe to say we're experienced when it comes to building first homes.

With a massive focus on our customers, we still build every home as if it's our own.

**Aidan Hooper**  
Managing Director,  
ABN Group Victoria





# So why choose Homebuyers Centre?

## Simple – we make it happen.

Turning first home dreams into a reality is a genuine privilege and a joy we love to share with our customers.

Giving you the best value home, level of service and stress-free building experience possible is our mission. We take care of everything from start to finish, including

sorting out your finance to finding you the perfect home and block of land. And, because we're backed by Australia's leading and most trusted construction, property and finance company, ABN Group, we build in peace of mind with every home.

In short, we do what we say we're going to do throughout the entire journey.



**We're pretty proud of our customer care team.**

Their exceptional service and dedication recently led to Homebuyers Centre being selected as Product Review's 2022 and 2023 winner in the Home Builders Melbourne & VIC category.

It means from the moment you step into a display home or chat to one of our New Home Consultants, to the day you step through your new front door and beyond, you'll get the kind of outstanding service you'll tell your friends about.





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