

# Your **new** townhouse awaits



Kaya Facade - Mt. Atkinson



# Welcome home

Homebuyers Centre leads the way in building modern affordable homes and have built a reputation as Australia's leading builder for first home buyers. We offer a wide range of affordable and stylish designs with house and land packages across Victoria.

Our innovative Urban Living townhouses are all about using space efficiently without compromising liveability and are all packaged in an easy turnkey solution. With a commitment to building premium and lifestyle-led homes, we have created contemporary, unique floor plans to suit every new homebuyer.

Homebuyers Centre is proudly part of the ABN Group, Australia's leading construction, property and finance group. ABN Group have built over 80,000 new homes across Victoria and Western Australia over the past 40 years.

We've also provided finance for more than 36,000 homeowners. So, although you may be building your first home, we have built many.

And with every home we build, we only get better.



**Aidan Hooper**  
Managing Director  
ABN Group





## Your new home at Meridian

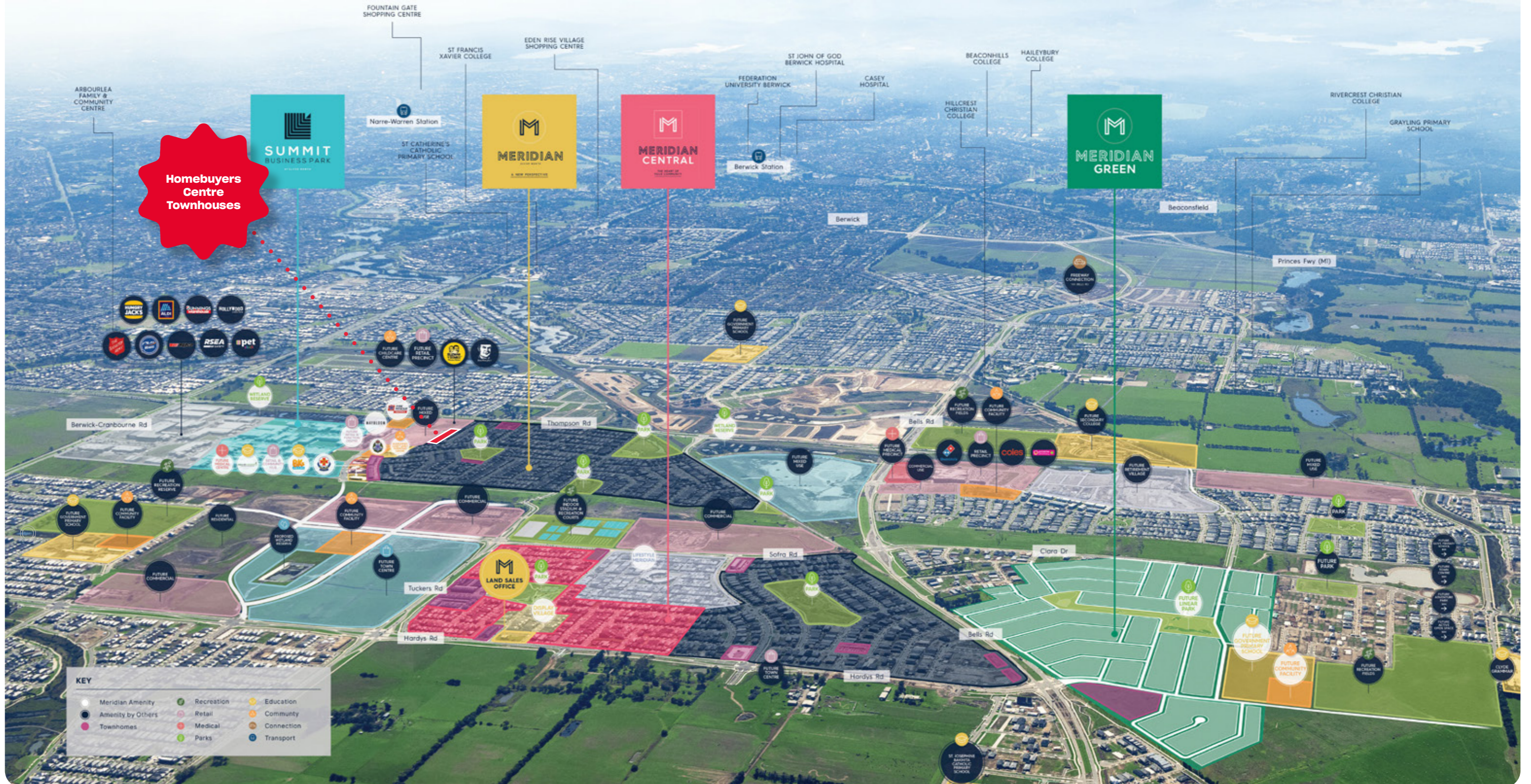
Located in the thriving south east of Melbourne, Meridian offers residents the ideal blend of tranquil, natural living and easy access to the bustling city. Situated close by well-established neighbourhoods of Clyde, Berwick, and Cranbourne, its proximity to major roads and transport links ensures seamless connectivity to surrounding regions and the Melbourne CBD.



# Join a thriving community

Live conveniently close to all the essentials you need in life in Meridian.

Enjoy the best of both worlds, being close by both established and upcoming amenities in Clyde North, ensuring easy access to top-notch education such as the recently opened Kids on Meridian ELC, direct access to Monash Freeway, as well as future retail and medical services — all just minutes away from home. Embrace an active lifestyle surrounded by nature at Meridian, designed with green spaces, parks, and outdoor amenities just a short walk from your doorstep.



Masterplan supplied for the purpose of providing an impression of Meridian and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (June 2024).





For illustrative purposes only

# Kaya

Let the sunlight into the areas of your home where you spend most of your time with the Kaya. This three bedroom, two bathroom, double garage home is perfect for the entertainer; the upstairs kitchen and living area will be the envy of your friends with open plan feel and elevated views from your outdoor balcony. The Kaya also incorporates a study nook into the living space for the hard-working home buyer or for a family with students.

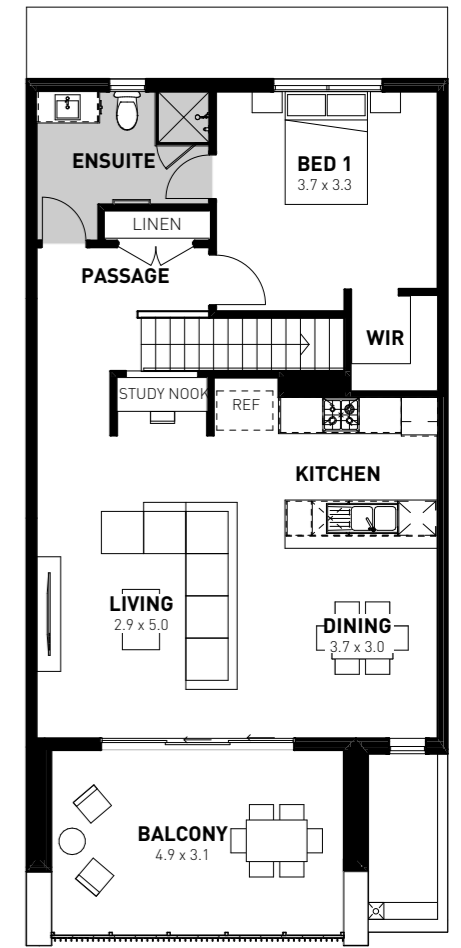
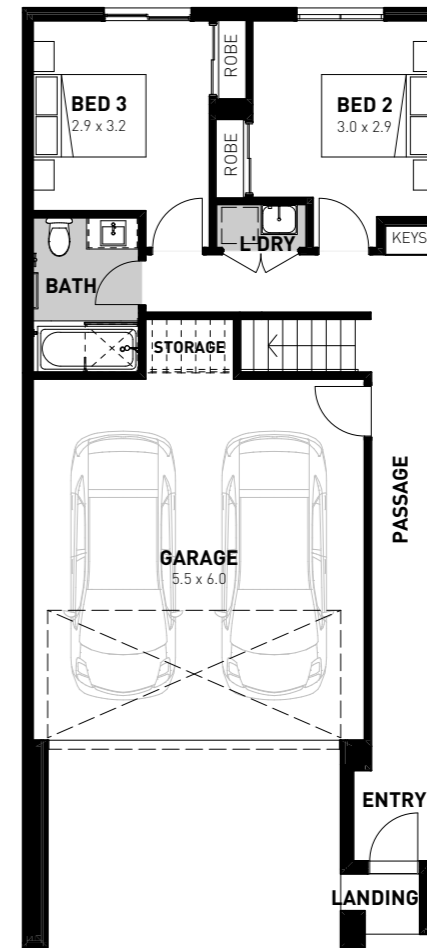
## Kaya Internal

3 2 2

**Land Area:** 133m<sup>2</sup>

**Width:** 7m

**Length:** 19m



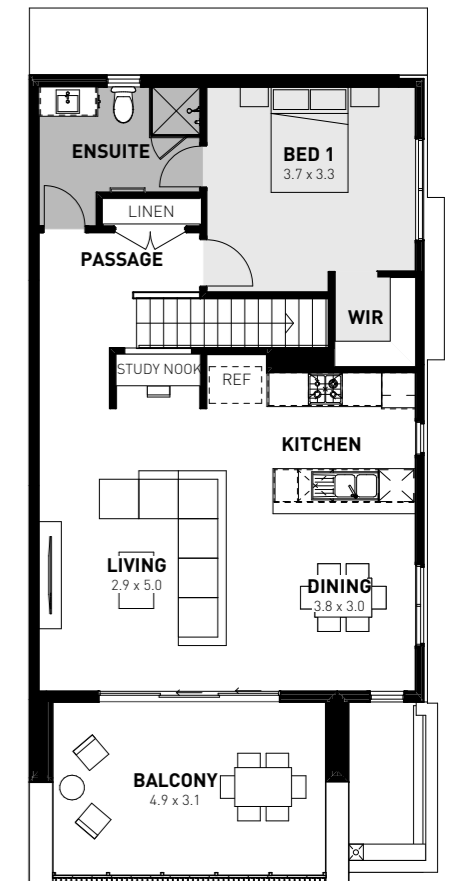
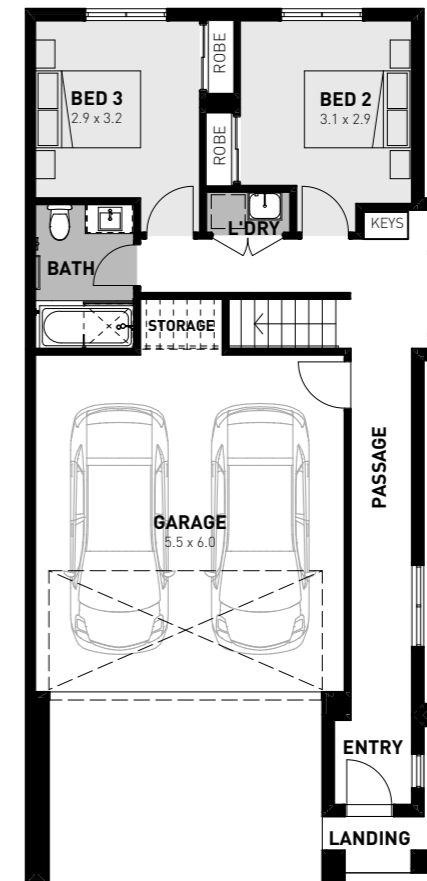
## Kaya Corner

3 2 2

**Land Area:** 171m<sup>2</sup>

**Width:** 9m

**Length:** 19m







For illustrative purposes only





## Your **curated** colour schemes by Alisa and Lysandra

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.





Artist impression only.

### 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 crystalline silica-free 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 Upgrade

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





### Your 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

### Upgrade options

- 1 Floor tiles
- 2 Wall tiles
- 3 Crystalline silica-free benchtops



### 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





# Elevate your lifestyle

## Lets get started!

Speak to a New Homes Consultant today and start your journey into home ownership at Meridian.





# Homebuyers Centre

**BROWN**  
COMMUNITIES



**Learn more about living in Meridian Village  
— Join Clyde North's fastest growing community.**

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**homebuyers.com.au 131 751**

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