

# Your **new** townhouse awaits



Artist impression only.





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# 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





## Live life connected at Lyra

**Lyra is a masterplanned community in the established suburb of Beveridge, located 46.7km north of Melbourne's CBD.**

Connected to everything that matters, from schools to transport links, shops and parks. Stockland Lyra is your opportunity to curate the life you want, with friends and family around.

 Stockland | Lyra



# Join a rising community

Positioned in the well-established suburb of Beveridge, just 46.7km north of Melbourne's CBD, this community lies within Melbourne's northern growth corridor, ensuring immediate access to a wide range of amenities for you and your family upon settlement.

Stockland Lyra spans over 23 hectares of open space, featuring a planned local town centre, a proposed Beveridge Train Station, and both primary and secondary government schools. The newly approved Camerons Lane Interchange, set to connect directly with Stockland Lyra via Minton Road, will unlock 20,000 jobs and more than 30,000 homes making it a truly transformational investment for Victoria's fastest growing community. With such remarkable attributes, Stockland Lyra becomes the perfect place to build your dream home.

## Shopping and Amenities

- Proposed Local Town Centre
- Proposed Community Facility
- Beveridge Post Office – 1.2km
- Aldi Wallan – 7.5km
- Woolworths Wallan – 8.4km
- Coles Merrifield City – 12.2km
- Craigieburn Central Shopping Centre – 17.7km

## Public Transport and Access

- Proposed Beveridge Train Station
- Hume Freeway – 1.1km
- Wallan Train Station – 10.2km
- Donnybrook Train Station – 11.1km
- Melbourne CBD – 46.7km

## Leisure Centres

- Mandalay Golf Course – 2.9km
- Wallan Football Club – 7.3km
- Wallan Bowling Club – 7.6km
- Hume Community Centre – 11.7km
- Kalkallo Sports Reserve – 11.7km
- Hidden Valley Golf and Country Club – 12.4km

## Medical Centres

- Wallan Medical & Specialist Centre – 8km
- Northern Hospital Epping – 24.8km

## Education and Childcare Centres

- Proposed Government Primary School
- Proposed Government Secondary School
- Beveridge Primary School – 950m
- Mandalay Early Learning Centre – 2.7km
- Creative Garden Early Learning Wallan – 7km
- Wallan Secondary College – 7.5km
- Green Leaves Early Learning Cloverton – 10km
- Our Lady of the Way Catholic Primary School – 10.5km
- Gilgai Plains Primary School – 10.9km
- Future Hume Anglican Grammar Kalkallo Campus – 11.7km
- Hume Anglican Grammar Donnybrook Campus – 14km
- Gaayip-Yagila Primary School – 14.1km
- Whittlesea Secondary College – 16.1km
- Mt Aitken Reserve

## Parks and Open Space

- Proposed Sports Reserve
- Proposed Local Park & Playground
- Proposed Wetland
- Proposed Drainage Reserve

## Proposed Sales & Information Centre (not yet open)



This map is provided solely for the purpose of providing an impression of the development called "Lyra", as well as the approximate location for existing and proposed facilities, amenities, services or destinations, and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purpose only. Stockland makes no representations and gives no warranties about the future developmental potential of the site, or the current or future location or existence of any facilities, amenities, services or destinations. All images and statements are based on information available to, and the intention of, Stockland at the time of creation of this map (July 2023) and may change due to future circumstances. This map is not a legally binding obligation or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this brochure or its contents.

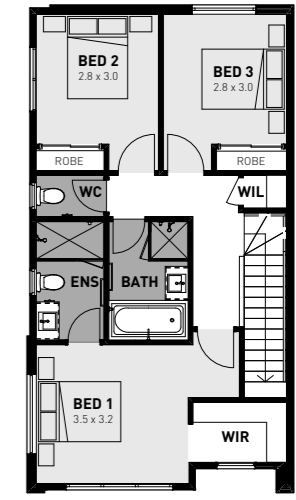
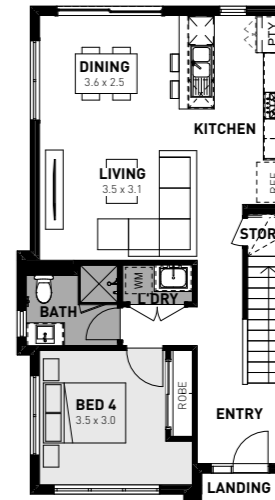
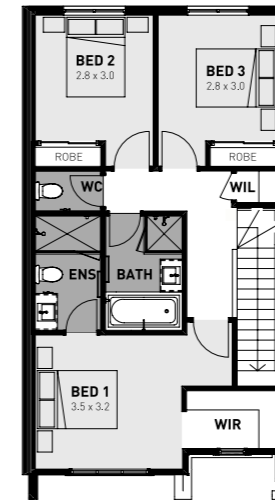
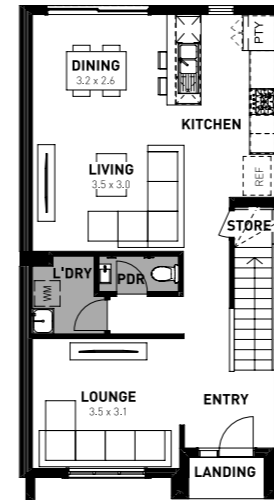
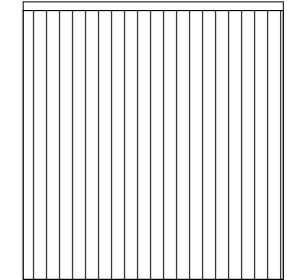
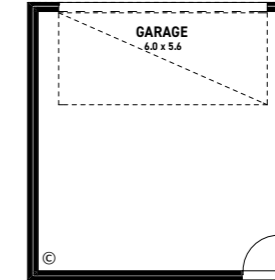
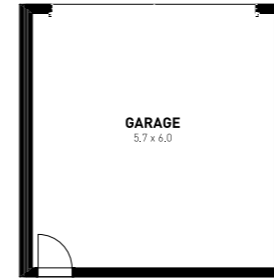




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# Octave 18

A combination of modern architectural elements and smart building materials make the Octave a sensational design to call home. With three- and four-bedroom options available, the Octave hosts an exquisite master bedroom including a walk-in robe and ensuite, while the remaining bedrooms are located nearby. The stunning open-plan living opens out to a private courtyard providing the perfect space to wind down and relax. Living life in the Octave couldn't be more perfect.



3 2.5 2

**Total Area:** 168m<sup>2</sup>

**Width:** 6m

**Length:** 28m

4 3 2

**Total Area:** 246m<sup>2</sup>

**Width:** 7m

**Length:** 28m



# See these homes on display



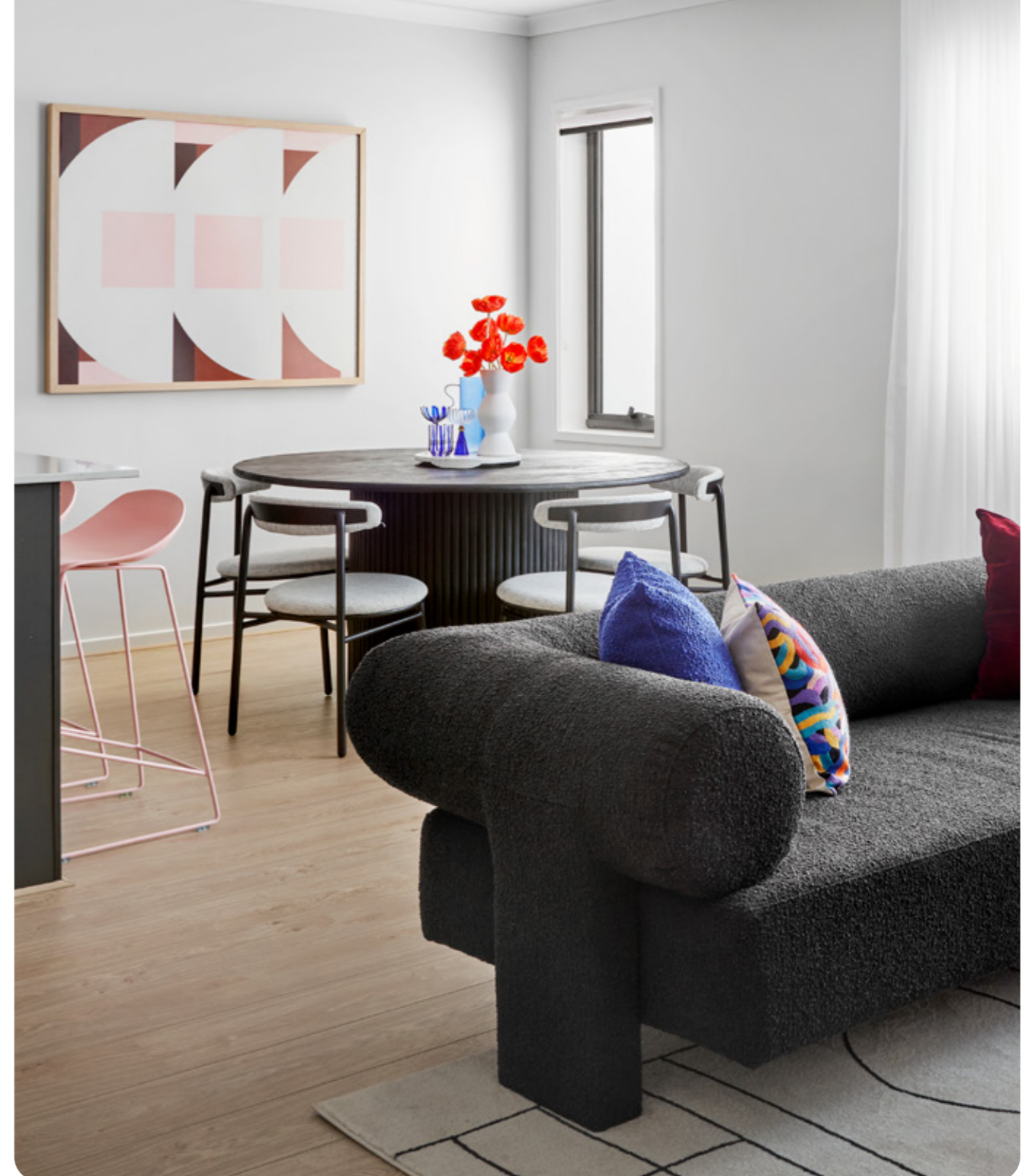
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Visit Victoria's largest townhouse display centre at Stockland's Mt Atkinson estate and walk through three uniquely designed premium townhouses, featuring the Octave 18 itself.



## Opening hours

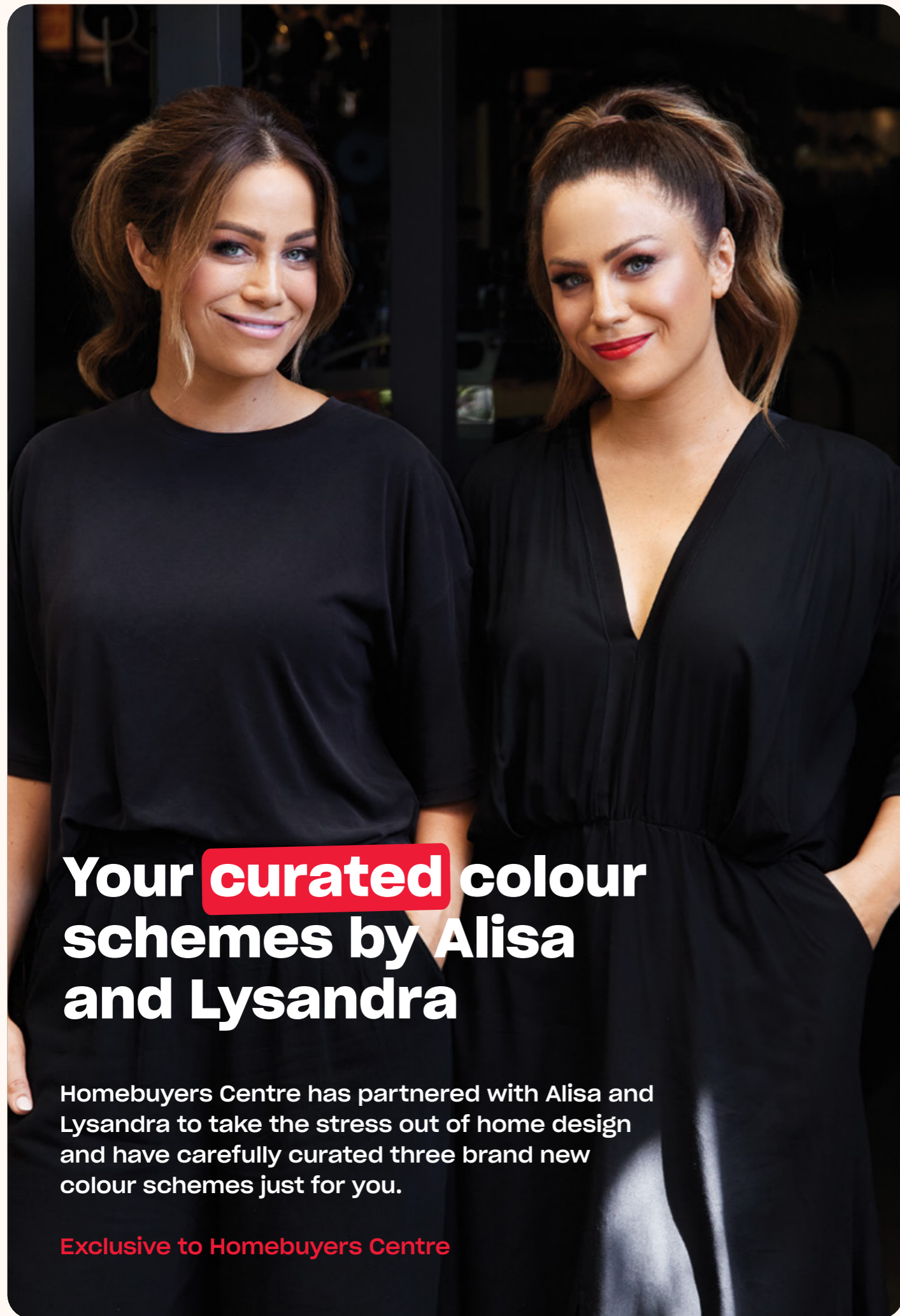
<b>Monday</b>	12pm - 5pm
<b>Tuesday</b>	12pm - 5pm
<b>Wednesday</b>	12pm - 5pm
<b>Thursday</b>	12pm - 5pm
<b>Friday</b>	12pm - 5pm
<b>Saturday</b>	11am - 5pm
<b>Sunday</b>	11am - 5pm











# 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.





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### 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





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### 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



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### 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





# Homebuyers Centre

**homebuyers.com.au 131 751**

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