

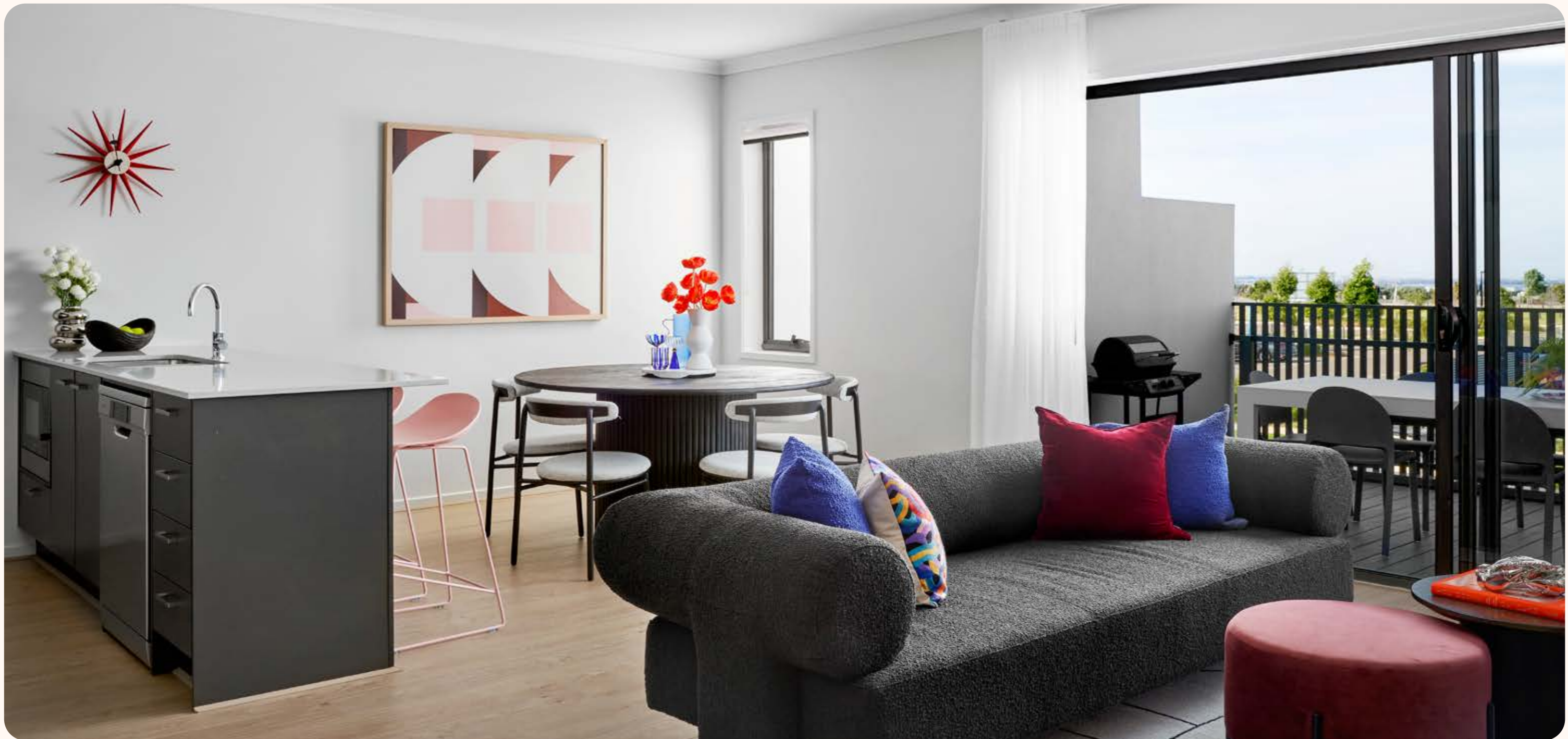
Your **new** townhouse awaits



Artist impression only.

Cloverton

H Homebuyers
Centre



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



Feel **connected** at Cloveton

Located just 38km from Melbourne's CBD, Cloveton is Victoria's largest masterplanned community. Set to become a future city for the northern suburbs, residents will have access to schools, retail centres, medical facilities and well connected public transport in the future.

Cloveton

Join an evolving community

Feel instantly welcome in Cloverton, a place where community comes together, friends are made and families grow.

Everything you need for an easy convenient lifestyle will be at your fingertips. Cloverton offers an enchanting blend of modern living and natural beauty with 17 parks, walking and cycling tracks, and over 80 hectares of conservation area along Merri Creek.

Embrace a sense of community through monthly events, a charming local café, and free fitness classes, fostering connections with neighbours and a vibrant lifestyle. Discover a place where tranquillity meets luxury, creating a perfect haven for a fulfilling and enriching life.

Shopping and services

- Proposed major retail and future city centre
- 4 proposed neighbourhood centres
- Kalkallo Community Centre
- Proposed Government and civic facilities
- Located 10 kilometres from Craigieburn
- Central shopping centre

Medical Centre

- Proposed regional hospital and medical services within future city centre

Public transport and access

- Melbourne CBD - 38km
- Donnybrook train station
- Proposed Cloverton train station
- Located alongside the Hume Freeway
- Future freeway interchange

Parks and open spaces

- Parkland and playgrounds
- Kalkallo Sports Reserve
- Shared walking and cycle paths
- 80ha conservation area and Merri Creek
- Proposed Bald Hill Regional Park

Sales and information centre

Display village

- Multiple villages planned for Cloverton

Education and childcare

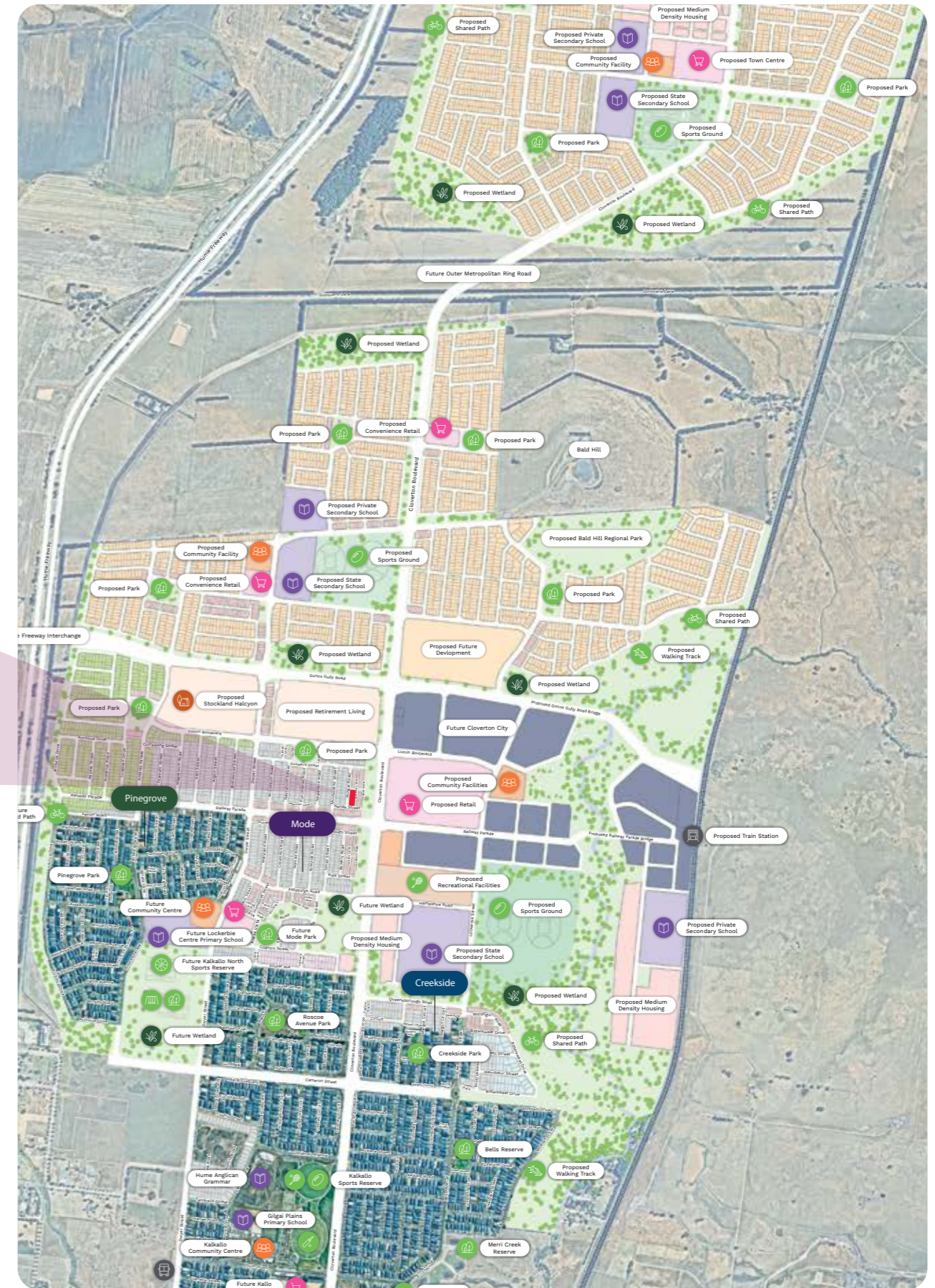
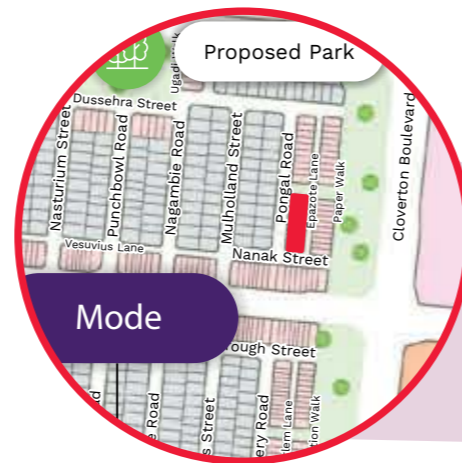
- Gilgai Plains Primary School
- Proposed state primary schools
- Proposed state secondary school
- Proposed private schools
- Green Leaves Early Learning Centre
- Proposed tertiary institution within future city centre

Healthy communities

- The future liveability of the community will focus largely on walkability to reduce reliance on cars for short trips to schools, the town centre, recreational facilities and the proposed train station.
- Five major sport precincts comprising of 46 hectares of active open space and 16 hectares of local parks will provide space for recreation and residents' health and wellbeing.
- Planned community garden for neighbourly interaction and production of herbs, fruits and vegetables.
- Dedicated bike paths allow easy access to the future city centre and proposed train station.

Smart communities

- Planned 9 hectare conservation area incorporating future opportunities for education and research.
- 80 Hectares of conservation open space with an increase in the planted native vegetation along Merri Creek will create a pleasant, relaxing environment where future residents will want to spend more time.
- Protection of the aquatic habitat of the growling grass frog along Merri Creek.



This map is provided solely for the purpose of providing an impression of the development called "Cloverton", 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 purposes 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 (January 2024) and may change due to future circumstances. This map is not a legally binding.



Artist impression only.



Etto 21

3 2 2

Total Area: 174/180m²

Width: 9m

Length: 20m

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.



Etto 16

2 2 1

Total Area: 100m²

Width: 5m

Length: 20m

The Etto 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 Etto 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 upstairs featuring a built-in robe.



See these homes on display



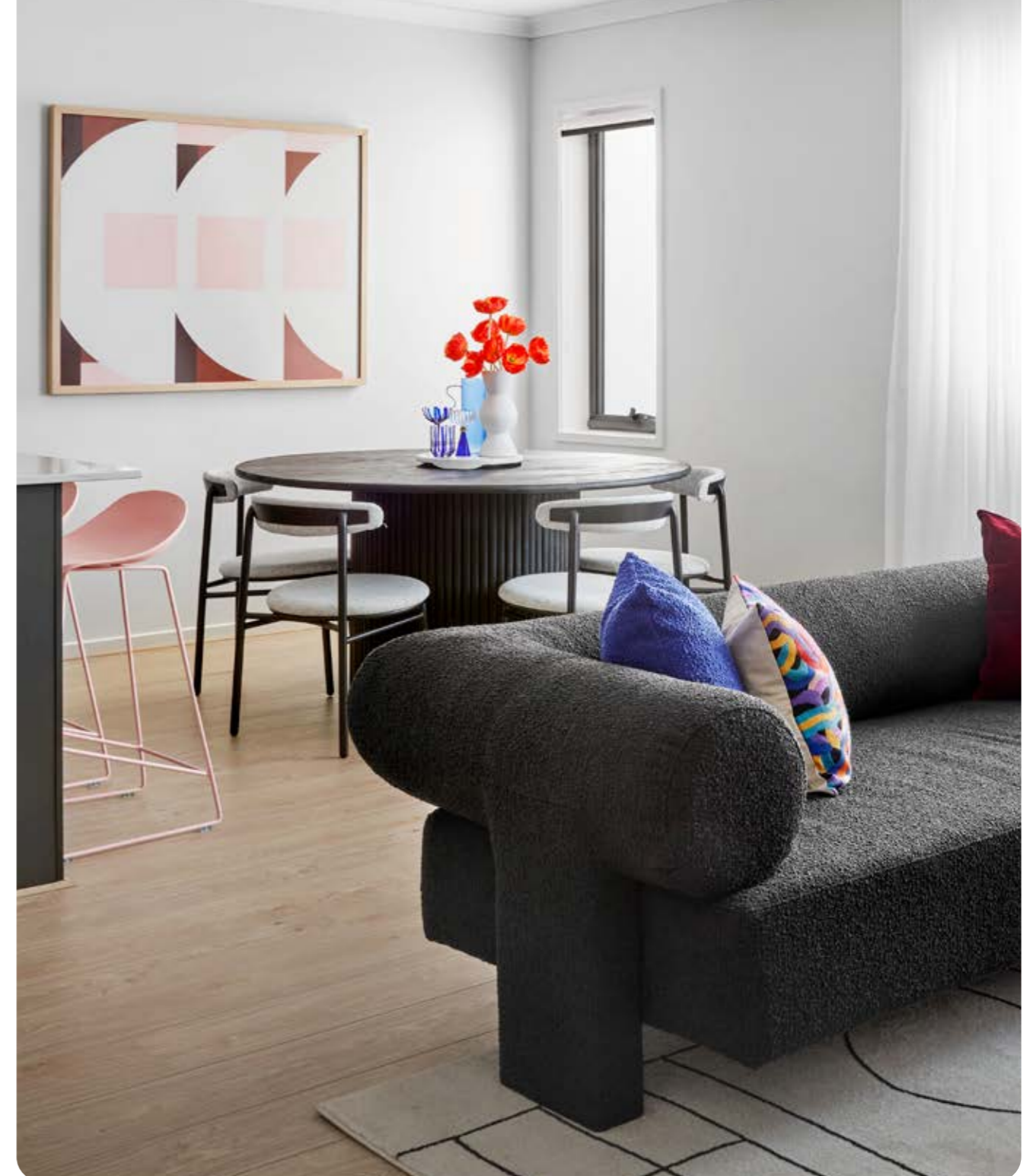
14 - 18 McKinley Drive
Truganina 3029

Visit Victoria's largest townhouse display centre at Stockland's Mt Atkinson estate and walk through three uniquely designed premium townhouses, featuring the Etto 16 itself.



Opening hours

Monday	12pm - 5pm
Tuesday	12pm - 5pm
Wednesday	12pm - 5pm
Thursday	12pm - 5pm
Friday	12pm - 5pm
Saturday	11am - 5pm
Sunday	11am - 5pm





Your **curated** colour schemes to choose from

Selecting the ideal look for your townhouse has never been easier with our three expertly crafted colour schemes. Designed with style and balance in mind, these options take the guesswork out of the process, making building your new townhouse both seamless and stress-free.



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



Artist impression only.

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



Artist impression only.

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



Homebuyers Centre

homebuyers.com.au 131 751

All plans are protected by copyright and are owned by ABN Group (Vic) Pty Ltd. The building practitioner is ABN Group (Vic) Pty Ltd trading as Homebuyers Centre, registration number CDB-U 49215. Images and photographs are for illustrative purposes only and may depict fixtures, finishes, features, furnishings and landscaping not supplied by Homebuyers Centre. The information contained within this brochure is to be used as a guide only and Homebuyers Centre makes no guarantees about the accuracy or completeness of the information contained within it. For more information on our build process, pricing or specifications, please contact your New Homes Consultant. All information contained within this brochure is accurate at time of printing (December 2024). BH0357