

# Your **new** townhouse awaits



Stockland | highlands



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





## Come home to Highlands

Located 30km from Melbourne CBD, Highlands is an award-winning, master-planned community that is home to 11,000 families. It's a safe, clean place where kids can play outside and make friends they'll have for life. With all the convenience of a modern lifestyle plus the community-feel of a village, it's easy to see why Highlanders are proud to call Highlands 'home'.

 Stockland | 



# Everything at your doorstep

Stockland's Highlands Estate in Craigieburn and Mickleham is the perfect place to call home, offering a blend of modern living and natural beauty.

Enjoy a vibrant community with access to parks, schools, shopping, and dining, all within a short drive from Melbourne's CBD. Highlands is designed for those who seek a balanced lifestyle, combining convenience, comfort, and a sense of belonging. Make the move to Highlands and experience the best of suburban living.

## Shopping and services

- Highlands Shopping Centre
- General Store
- Bunnings Warehouse
- Craigieburn Central Shopping Centre
- Craigieburn Junction Shopping Centre
- Craigieburn Village Shopping Centre
- Waterside Cafe

## Medical Centre

- Craigieburn Health Services
- Northern Hospital - 10min
- Primary Medical Centre

## Public transport and access

- Melbourne CBD - 30km
- Melbourne Airport - 16.9km
- Craigieburn Railway Station - 4.1km
- Mickleham Road - 2.7km
- Greenvale Shopping Centre - 8.5km
- Tullamarine Freeway - 14km

## Leisure Centres

- Splash Aqua Park and Leisure Centre
- Craigieburn Leisure Centre
- Sprint Athletics Centre

## Conservation Areas

- Golden Sun Moth Conservation Reserve

## Highlands Sales and Information Centre

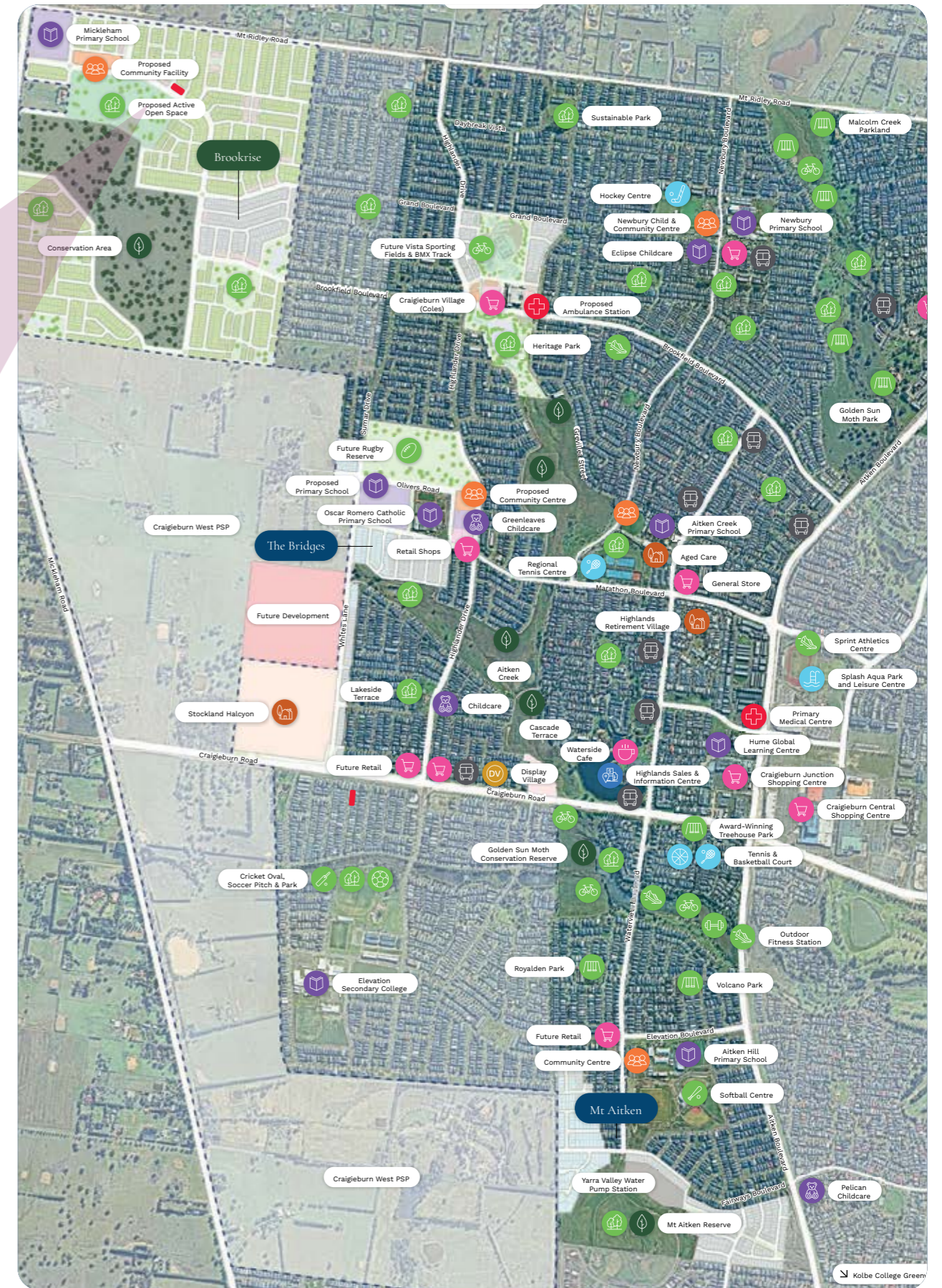
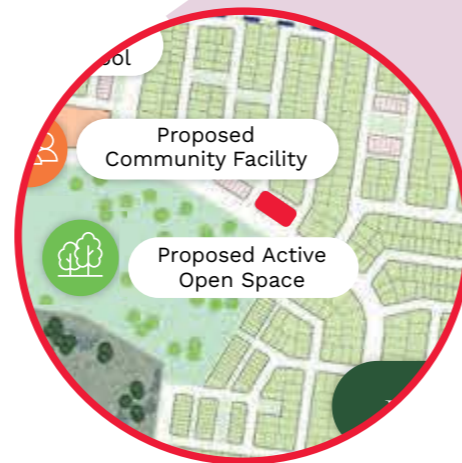
## Display village

## Parks and open spaces

- 20+ Parks within Highlands
- 3 Recreational Reserves
- 3 Regional Sports Fields
- Regional Hockey Centre
- Malcolm Creek Major Recreation
- Parkland & Play Spaces
- Highgate Recreation Reserve
- Award-winning Golden Sun Moth Park
- Hume Tennis & Community Centre
- Award-winning Treehouse Park
- Tennis & Basketball Court
- Outdoor Fitness Station
- Craigieburn Sporting Club & Public Golf Course
- Softball Centre
- Mt Aitken Reserve

## Education and childcare

- Greenleaves Childcare
- Goodstart Early Learning - 1.8km
- Pelican Childcare
- Aitken Hill Primary School
- Craigieburn Primary School - 4.4km
- Craigieburn South Primary School - 4.9km
- Mickleham Primary School - 5.6km
- Newbury Primary School
- Our Lady's Catholic Primary School - 2.6km
- Willmott Park Primary School - 2.4km
- Aitken Creek Primary School
- Oscar Romero Catholic Primary School
- Mother Theresa Catholic Primary School
- Hume Anglican Grammar - 4.8km
- Kolbe Catholic College - 3.8km
- Aitken College - 7.4km
- Elevation Secondary College - 2.3km
- Mt Ridley College P-12



This map is provided solely for the purpose of providing an impression of the development called "Highlands", 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 (May 2023) and may change due to future circumstances. This map is not a legally binding obligation on 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.



# Octave 18

A combination of modern architectural elements and smart building materials make the Octave 18 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.



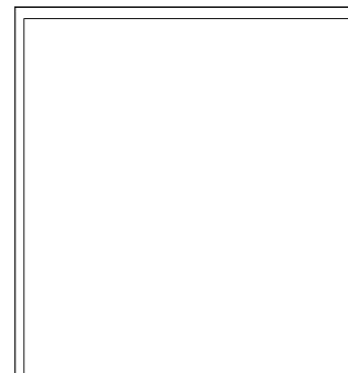
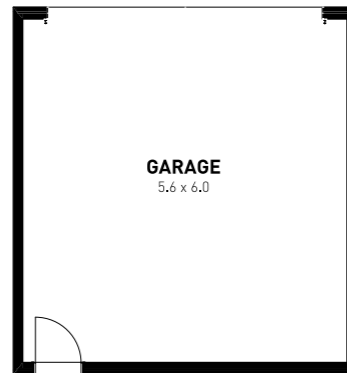
## Internal

3 2.5 2

**Total Area:** 150m<sup>2</sup>

**Length:** 25m

**Width:** 6m



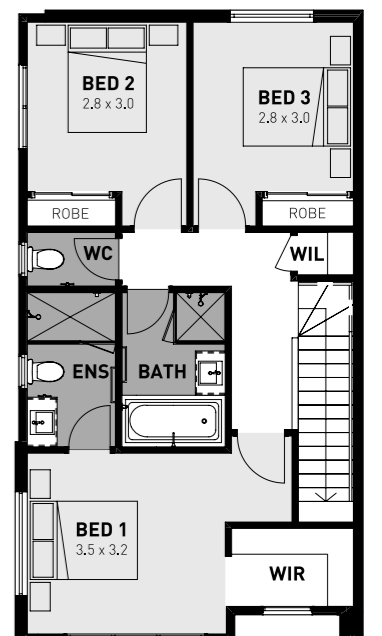
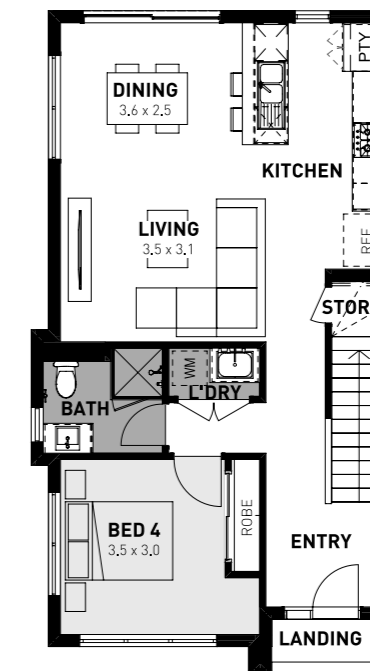
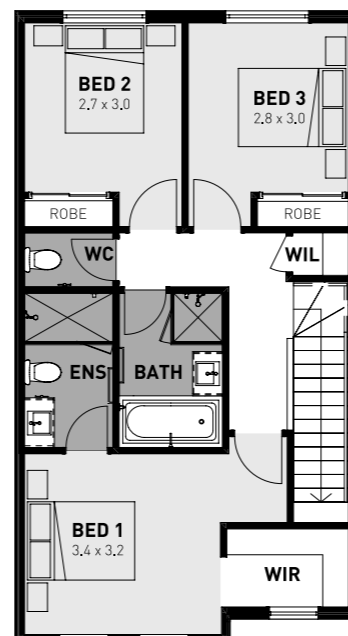
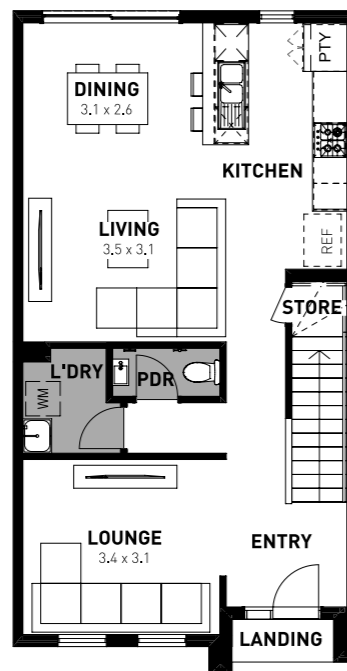
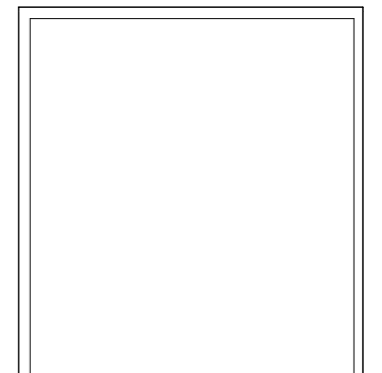
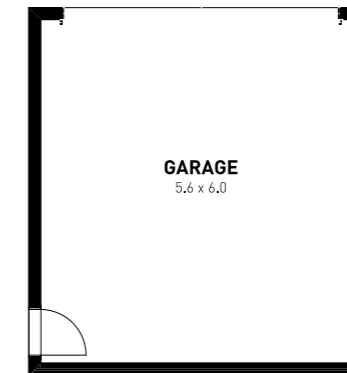
## Corner

4 3 2

**Total Area:** 206m<sup>2</sup>

**Length:** 25m

**Width:** 6.5m



# Octave 13

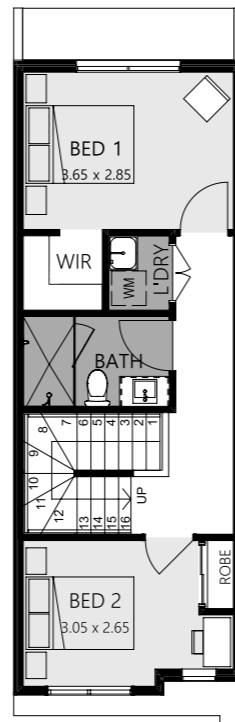
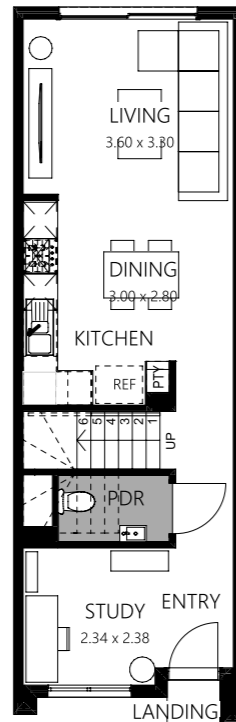
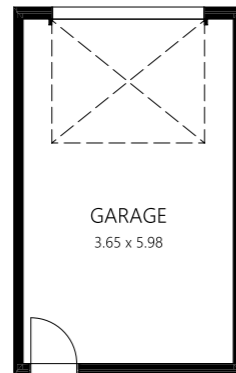
Stylish and functional, the Octave 13 boasts a modern home design for today's busy lifestyle. A study nook is nestled at the front of the home, offering maximum privacy where required. The open plan living at the rear of the home maximises light and space, with the gourmet kitchen; a distinctive feature with clever storage and separate pantry. Upstairs you will find two private bedrooms, including a master bedroom with a generous walk-in robe next to the centrally located bathroom.

 2 
  1.5 
  1

**Total Area:** 100m<sup>2</sup>

**Length:** 25m

**Width:** 4m





# See these homes on display



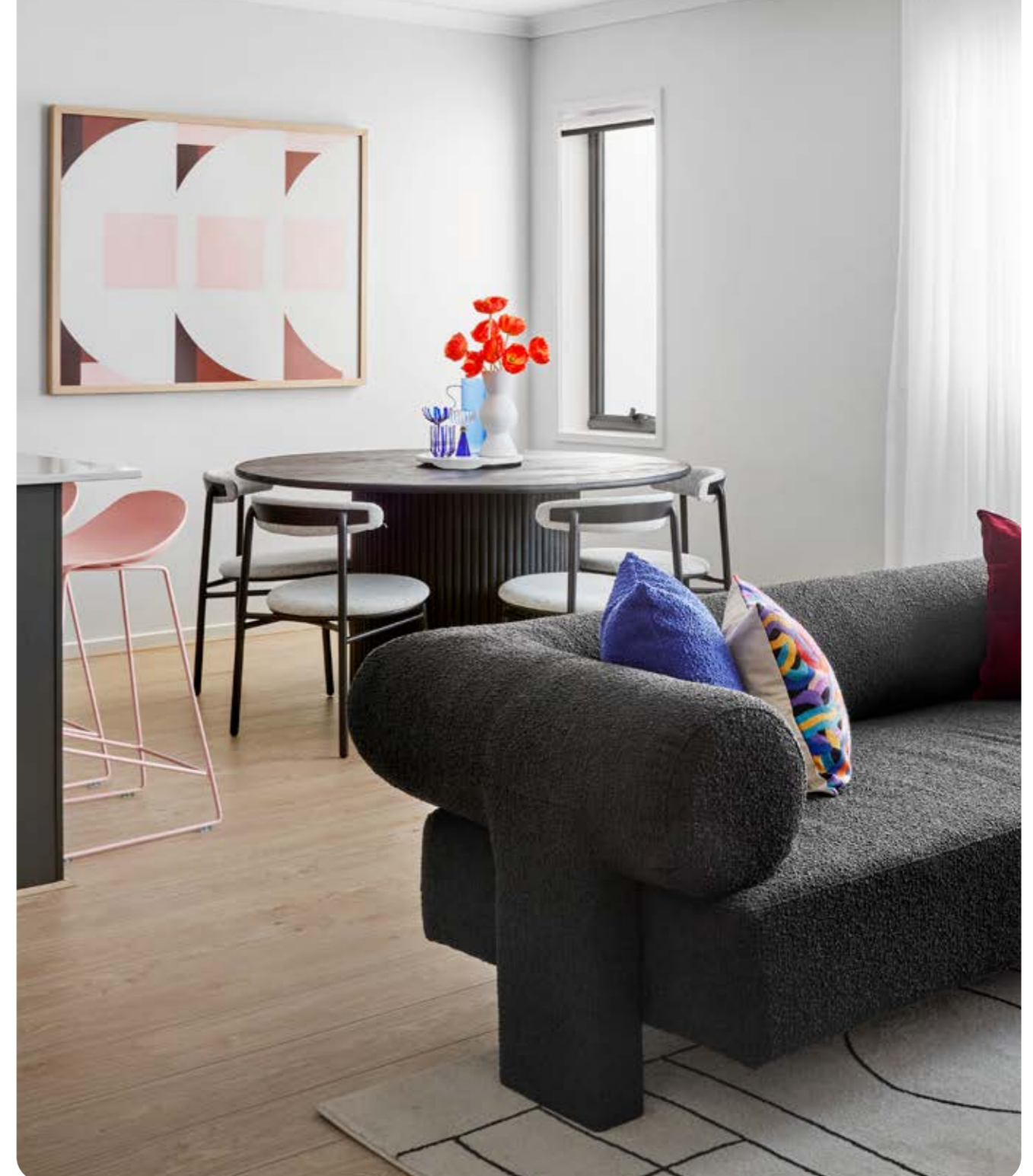
14 - 18 McKinley Drive  
Truganina 3029

Visit Victoria's largest townhouse display centre at Stockland's Mt Atkinson estate and walk through three uniquely designed premium townhouses, featuring the 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 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
- Clothesline (Design dependant)





# 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). BH0447