

Your **new** townhouse awaits



Artist impression only.

A Z U R E
AT ARCADIA

H Homebuyers
Centre



Artist impression only.

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 Azure

Positioned perfectly in the heart of Officer, Azure offers an abundance of amenities both within the estate and close by, delivering a lifestyle of convenience. Azure is the final release within Arcadia's thriving masterplanned community.

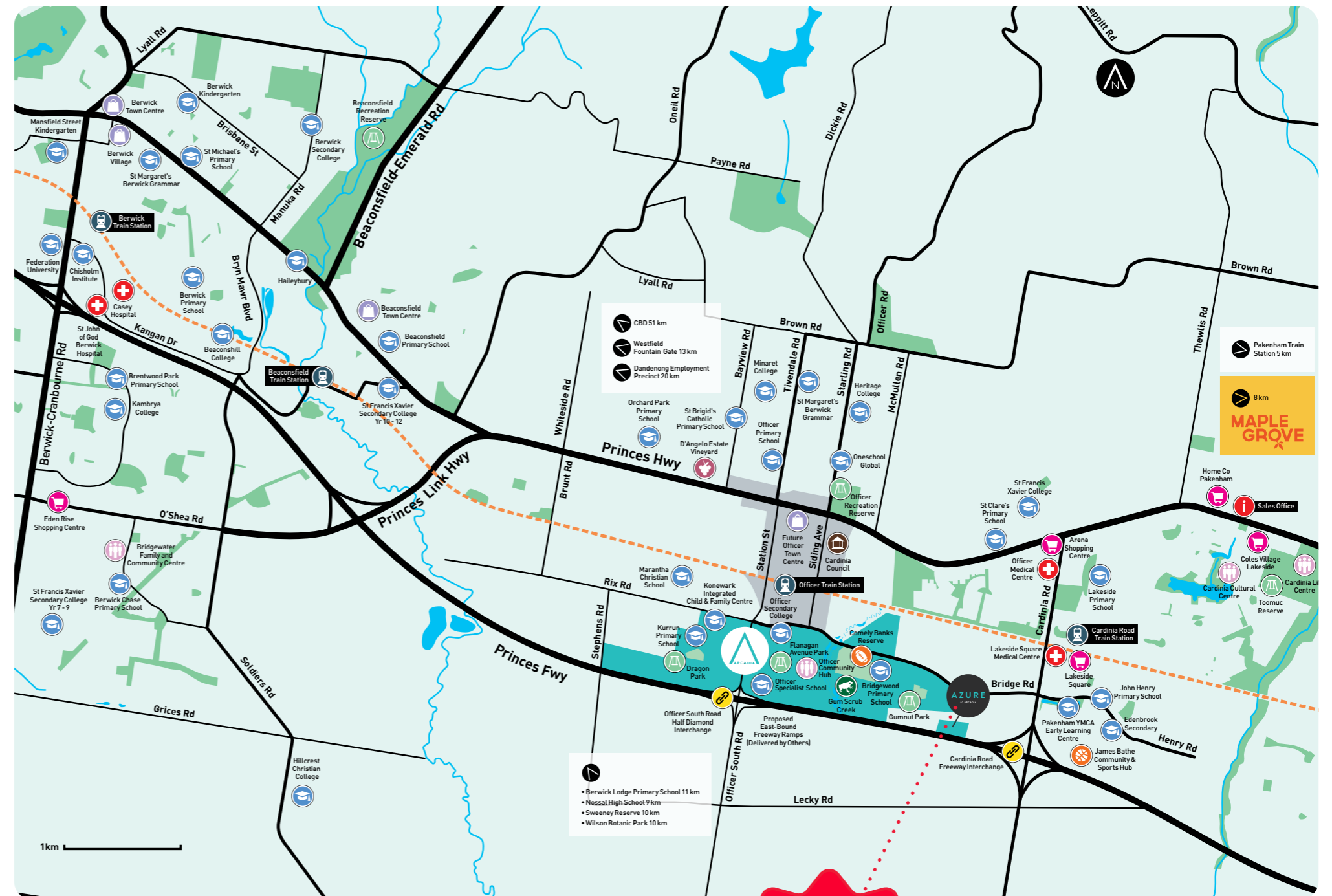
AZURE
AT ARCADIA

Join a flourishing community










Azure is a naturally beautiful sanctuary designed for an active healthy lifestyle with its own special sense of wonder and freedom.

Watch your children grow and thrive in a range of natural play spaces. With 25 hectares of open space across the Arcadia estate, Gumnut Park, Harmony Park and the award-winning Dragon Park, families can enjoy hours of outdoor fun. A network of cycling and walking paths are also on offer that lead to abundant outdoor amenity.

Take the family to explore the Gum Scrub Creek and Mary Street Wetlands, and marvel together at the native flora and wildlife. Cheer on your local club at Arcadia's recently completed Comely Banks Reserve sporting hub with four sporting fields and a pavilion.



**Homebuyers
Centre
Townhouses**

-  **Education**
-  **Medical**
-  **Public Transport**
-  **Parks**
-  **Shopping**
-  **Wineries**
-  **Town Centre**
-  **Community Centres**
-  **Council**



Newport façade

Artist impression only.



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Unity Vista 20

3 2.5 1

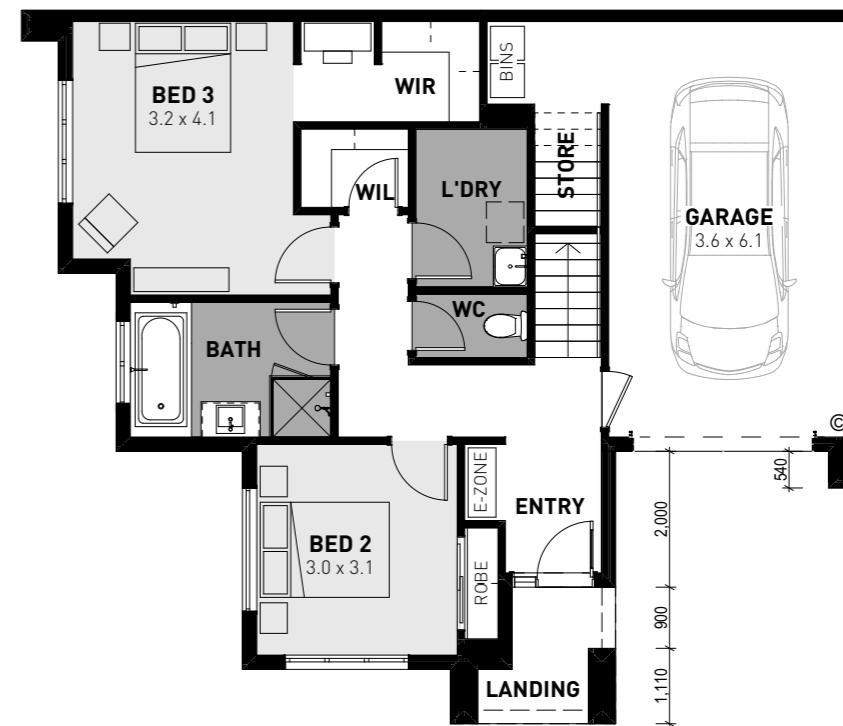
The Unity Vista is a stunning light-filled home that sits proud on any street.

With three bedrooms across two storeys, this home is specifically designed to maximise natural light for each room. Up on the first floor the staircase opens on to a large open-plan living, kitchen and dining space. There's also a superb balcony next to the kitchen, allowing for each access when entertaining guests.

Total Area: 167.8m²

Width: 12.22m

Length: 10.5m





Artist impression only.

Unity Terrace 19

3 2.5 1

We've designed the 'Unity Terrace' to maximise space and provide a feeling of luxury – also providing a single car garage to the property. Boasting a large glass sliding door to the rear of the home, the kitchen and living area is full of natural sunlight. The functional layout places the laundry on the ground floor and there is handy access to the kitchen from the garage. Designed for the entertainer, a powder room on the ground floor caters for your guests.



Total Area: 171.37m²

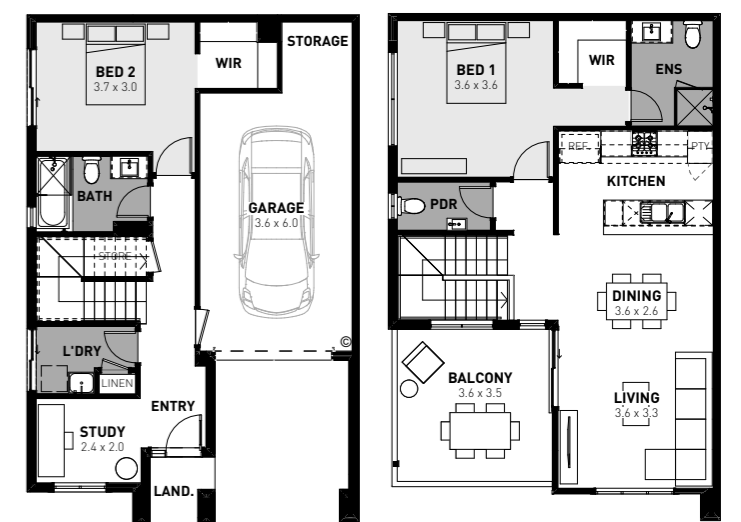
Width: 6.75m

Length: 14.9m

Unity Nest 17

2 2.5 1

The Unity Nest is a home perfect for the first homebuyer or downsizer. With a bedroom on each level this well-appointed home includes a separate study space and laundry to the ground floor, meaning working from home is a breeze. Upstairs the open-plan kitchen, living and dining open on to a sun-filled balcony, perfect for a morning coffee in the sun.



Total Area: 161.18m²

Width: 7.7m

Length: 11.5m





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!

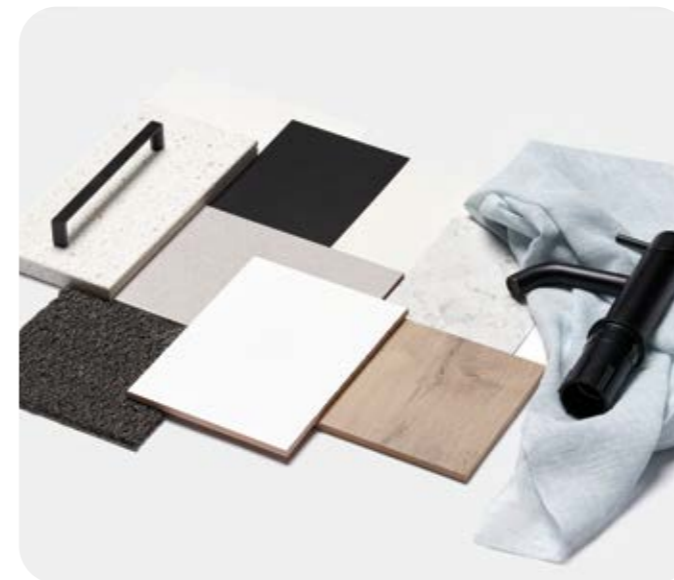
Perfect for the young professional couple or contemporary family, Homebuyers Centre's spin on this industrial style combines hard wearing, textural elements with sleek and stylish finishes to create a home that is bold and modern.



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.



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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 Caesarstone 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 Stone benchtop



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 dependent)



Your townhouse awaits

Lets get started!

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



Homebuyers Centre

homebuyers.com.au 131 751

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