

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 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 in the heart of Orana

Orana in Clyde North offers the perfect blend of convenience and lifestyle. Ideally located just 50 minutes from Melbourne's vibrant CBD, 10 minutes from Cranbourne, and a mere 30 minutes from the picturesque Mornington Peninsula. At Orana, you'll enjoy the best of both worlds – city convenience and coastal charm.



Everything you need is at your doorstep.

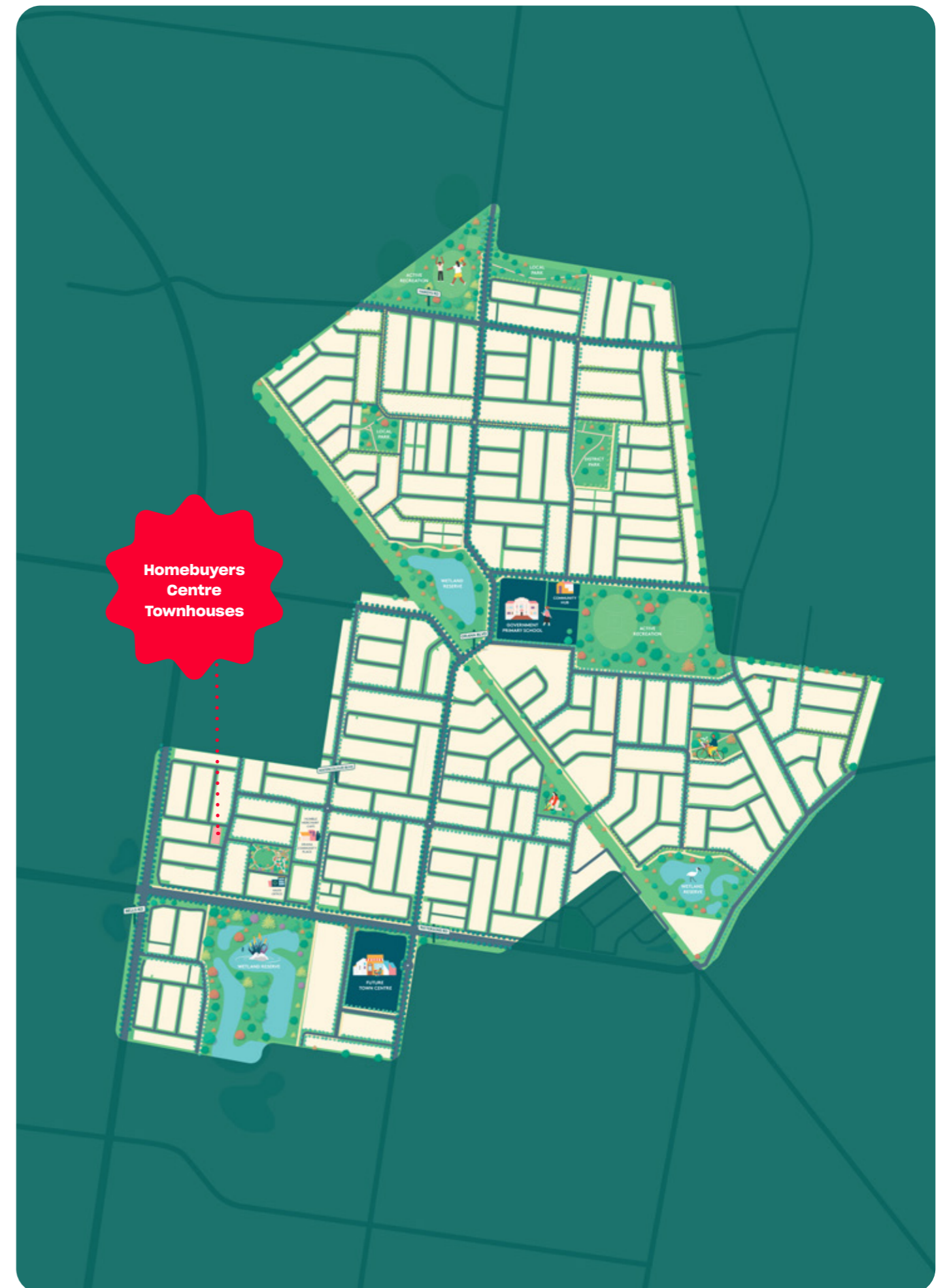
Orana, Clyde North's largest masterplanned community, blends modern convenience with abundant green spaces.

Set to feature over 4,000 homes, it offers easy access to schools, shops, and parks—all within walking distance. The community's landscape includes 42 hectares of lush green spaces, featuring six local parks, three wetland reserves, and several playing fields. These provide plenty of opportunities for outdoor recreation, from family picnics to sports, walking, or cycling along the 10km network of trails.

The planned Orana Town Centre will offer a lively social and retail hub for residents, with cafés, restaurants, and shopping all at the heart of the community. Families will also benefit from Orana's strong focus on education. A new preschool and government primary school will be established within the estate, alongside a variety of nearby educational institutions, ensuring that children have access to quality schooling close to home.

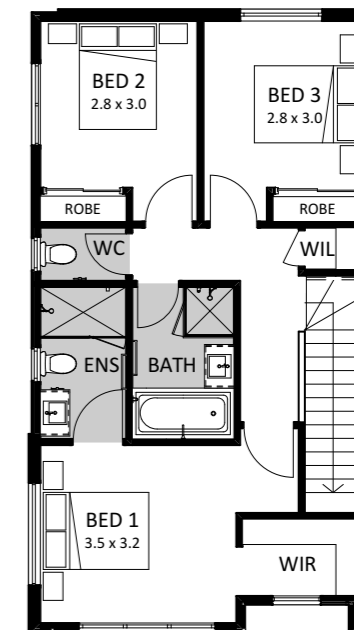
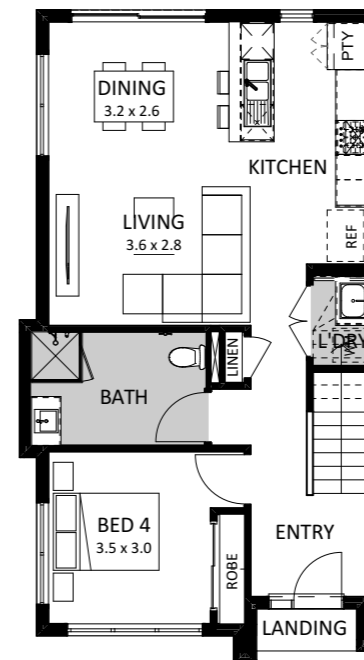
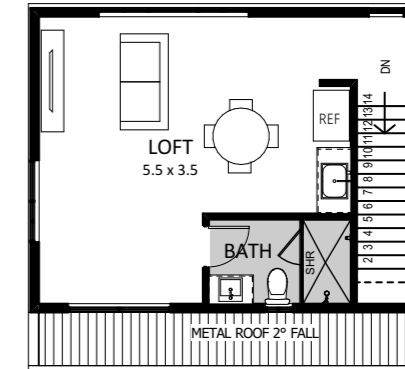
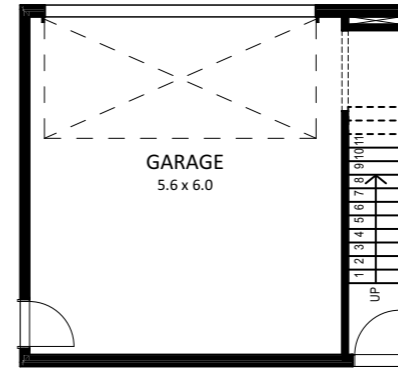
For homebuyers seeking style and proximity to nature, our popular Octave townhouses, located near a spacious reserve, provide a perfect blend of modern design and scenic surroundings. Orana also offers great transport links, making both the Melbourne CBD and Victoria's regional attractions easily accessible for work or leisure. Designed for both families and individuals, Orana promises a balanced, sustainable lifestyle.

This brochure is a general guide only. All maps, details and depictions in this brochure relating to Orana by Balcon are indicative only and what is actually provided may change depending on a range of variable factors including authority and government approvals, market conditions and project requirements. All images, dimensions, sizes and areas, facilities, amenities, infrastructure, number of lots, configuration of the project and other information shown in this brochure are considered correct at the time of publication to the best of Balcon's knowledge, but are indicative only and subject to change at Balcon's absolute discretion without notice. This brochure is prepared by ABN Group Vic Pty Ltd and not Balcon Group Pty Ltd (and its related entities) ("Balcon"). Balcon is not bound by any of the information or date estimates set out on this publication. The sale of a lot at Orana is subject to the conditions of a contract of sale entered into between the purchaser and the vendor of the lot. The contract of sale is the entire agreement between the vendor and purchaser. All purchasers should rely solely on the terms of the contract of sale and obtain their own independent legal advice in relation to the terms of the contract of sale. Balcon does not give any warranty in relation to any information contained in this publication and does not accept any liability for loss or damage arising as a result of any reliance on the information.





For illustrative purposes only.



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Octave 18 with Loft

5 4 2

Total Area: 200m²

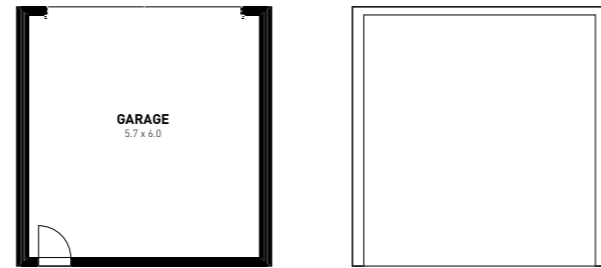
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Length: 25m

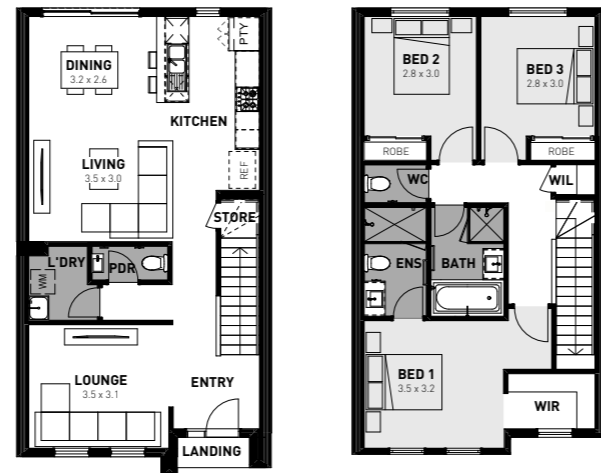
A blend of modern architectural elements and smart building materials defines the Octave 18 as an exceptional place to call home. This spacious four-bedroom layout includes a luxurious master bedroom with a walk-in robe and ensuite, while the three additional bedrooms are conveniently located nearby. The home also features a versatile loft over the double garage, complete with a bathroom and kitchenette, offering an ideal space for guests or a private retreat. The impressive open-plan living area extends to a private courtyard, providing an ideal retreat for relaxation. Experience the perfection of living in the Octave 18.



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Octave 18

Internal

3 2.5 2

Total Area: 150m²

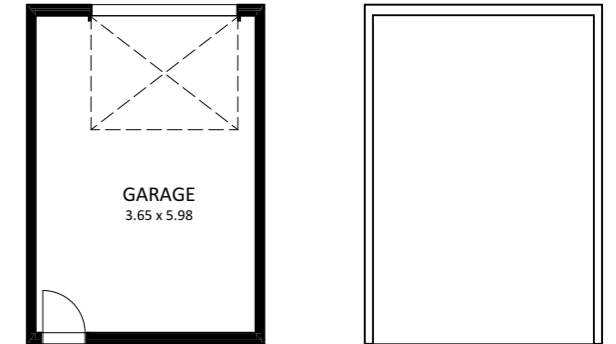
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Length: 25m

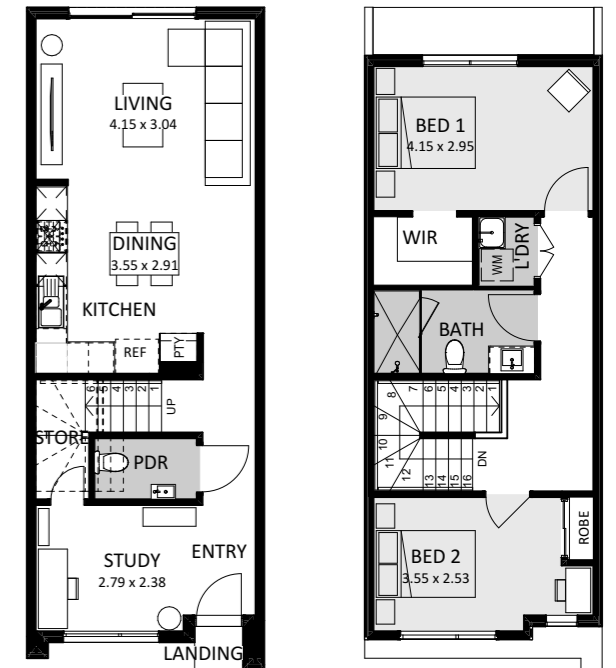
A combination of modern architectural elements and smart building materials makes the Octave 18 a sensational design to call home. This three-bedroom option features an exquisite master bedroom with a walk-in robe and ensuite, while the remaining two bedrooms are thoughtfully positioned nearby. The stunning open-plan living area seamlessly connects to a private courtyard, creating the perfect space to wind down and relax. Life in the Octave 18 couldn't be more perfect.



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Octave 14

Internal

2 1.5 1

Total Area: 113m²

Width: 4.5m

Length: 25m

Stylish and functional, the Octave 14 boasts a modern home design for today's busy lifestyle. A spacious study is located 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.

See these homes on display



14 - 18 McKinley Drive
Truganina 3029

Visit Victoria's largest townhouse display centre at Mt Atkinson estate and walk through three uniquely designed premium townhouses. Step inside the Octave 18 and experience it firsthand—plus, don't miss the stylish Loft, also on display.



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Opening hours

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



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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 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
- Clothesline



Homebuyers Centre

homebuyers.com.au 131 751

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