

# 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 Victoria

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# Feel connected at Banksia

Armstrong Creek perfectly blends the best of coastal charm and city convenience. With seamless connectivity to Geelong's CBD and direct transport links to Melbourne, getting wherever you need has never been easier. This vibrant and growing community is surrounded by stunning beaches, picturesque hiking trails, and trendy cafes, offering an ideal lifestyle for residents.



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# Join a thrivng community

# Stay connected to the best of Geelong, the Bellarine Peninsula, and the stunning surf coast beaches.

Banksia's convenient location makes life easy, with Warralily Town Centre just 1.6km away and Armstrong Creek Town Centre only 3km down the road. From everyday essentials to boutique shops and delicious dining spots, everything you need is close by.

If you love the outdoors, you'll be spoiled with scenic walking and creek trails, nearby beaches, and plenty of health and fitness options both locally and in Geelong's vibrant city center.

At Banksia, you'll enjoy the perfect mix of nature and city life, all in one amazing spot.



### Sales and information centre



### **Early Education and Schools**

Iona College - 550m Armstrong Creek East Children's Centre - 2km Brighthouse Early Learning Armstrong Creek - 2km Elements Childcare Warralily - 2.6km Geelong Lutheran College - 3.1km St Catherine of Sienna Primary School - 3.5km All Day Long Child Care - 3.5km Mirripoa Primary School - 3.5km Grovedale Primary School - 4.1km Grovedale College - 4.8km Mandama Primary school - 5.2km Deakin University Geelong Waurn Ponds - 8km

## Shopping and services

Belmont High School - 8.5km

The Village Warralily Shopping Centre - 1.6km Armstrong Creek Town Centre - 2.6km Waurn Ponds Shopping Centre - 5.8km Belmont Village Shopping Centre - 6.7km Westfi eld Geelong – 9.6km Pakington Street Geelong - 10.6km Torquay Farmers Market - 12km Torquay Surf Shops - 15.6km

# Parks and open spaces

Sanctuary Estate Playground - 2.1km Aviation Drive Playground - 3.4km Warralily Boulevard Playground - 4km Bunjil's Nest District Park - 4km Waurn Ponds Skate Park - 6km



### Sports and Recreation

Quickfit Health Club - 1.6km Anytime Fitness Armstrong Creek - 3.4km Armstrong Creek Cricket and Sporting Club - 3.4km Armstrong Mount Duneed Sporting Reserve - 3.6km Barwon Soccer Club - 3.7km Grovedale Tennis Club - 4.9km



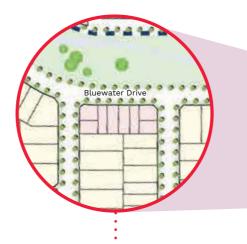
### Medical Centre

Armstrong Health Medical Clinic - 1.4km Warralily Family Medical Practice - 1.6km Grovedale Medical Centre - 4.2km Waurn Ponds Medical Centre - 6.5km South Barwon Medical Centre - 6.5km Epworth Geelong Hospital - 8.8km



### Public transport and access

Barwon Heads Road - 400m Boundary Rd/Barwon Heads Rd Bus Stop - 1.1km Surf Coast Highway - 2km Marshall Train Station - 4.1km Waurn Ponds Train Station - 7km Geelong Ring Road/ Princes Hwy - 7.3km Geelong CBD - 10.4km Great Ocean Road - 15 6km



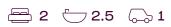




This map is provided solely for the purpose of providing an impression of the development called "Banksia", as well as the approximate location for existing and proposed facilities, amenities, services or destinations, and the contents are not intended to be used for any other purpose. Any statements 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 (February 2025) and may change due to future circumstances. This map is not a legally binding.

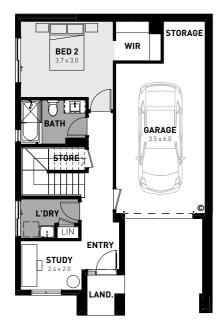


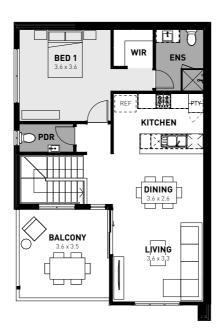
# Unity 17

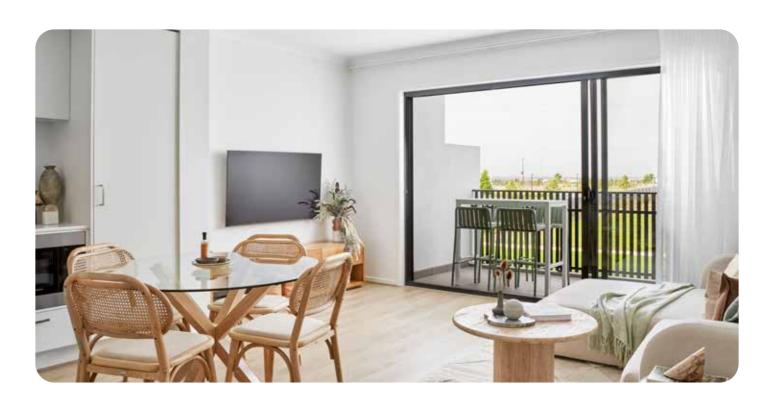


Total Area:	131m²
Width:	9.7m
Length	13.5m

The Unity 17 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. The Unity View is full of space and natural sunlight. You'll feel at home as soon as you step into your private entry.





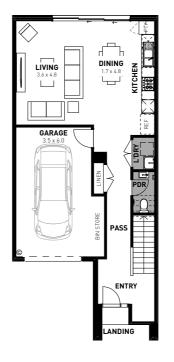


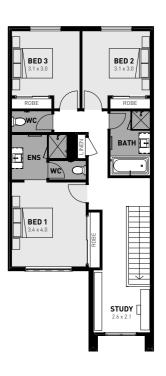
# **Unity 19**

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Total Area:	142m²
Width:	6.75m
Length	21m

We've designed the Unity 19 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.







# **Unity 20**



Total Area:	148m²
Width:	11.3m
Length	13.5m

The Unity 20 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.



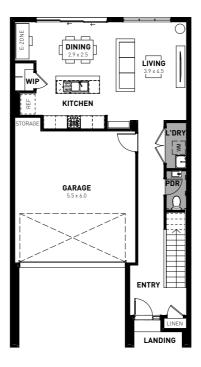


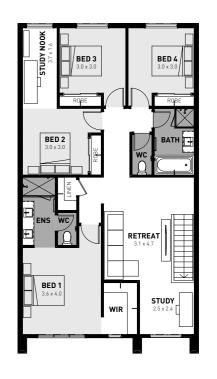


# **Unity 24**

Total Area:	8.25m <sup>2</sup>
Width:	21m
Length	174m

The Unity 24 is a stylish four-bedroom home designed for modern living. Featuring an open-plan living, dining, and kitchen area, it's perfect for family connection. Bedroom 2 includes a handy study nook, while a separate retreat offers extra space to relax. Complete with a double garage, this home blends practicality and comfort effortlessly.





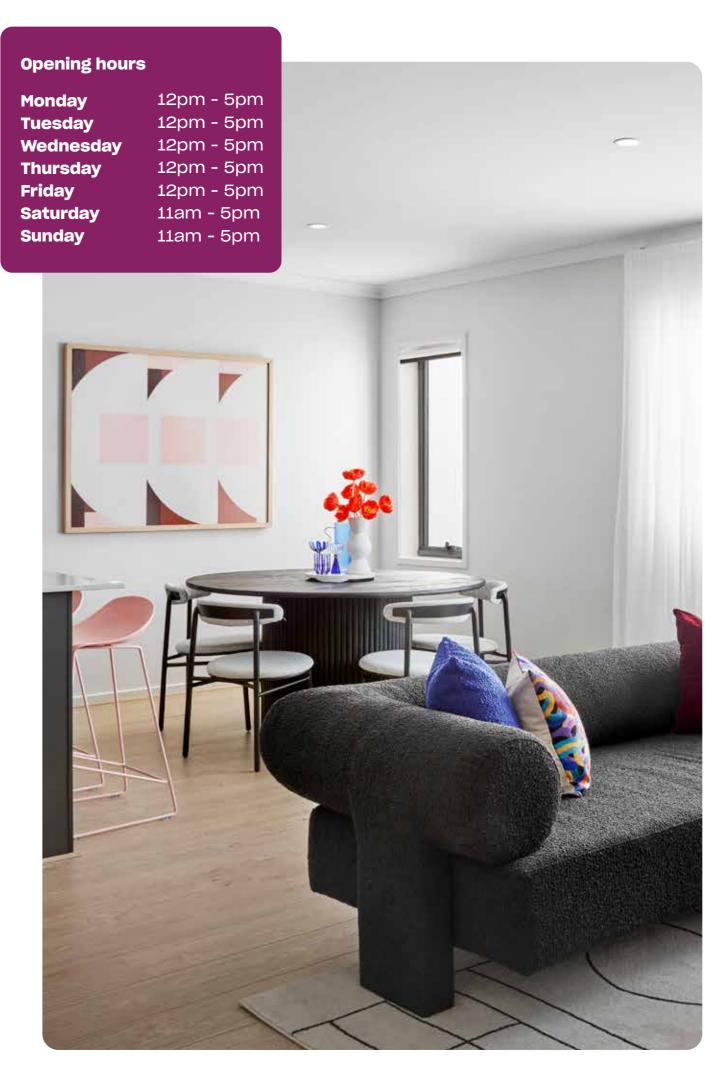
# See our townhouses on display



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.







# 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**

- 600mm Westinghouse stainless steel electric oven under bench
- 600mm Westinghouse stainless steel gas cooktop
- 600mm Westinghouse stainless steel canopy rangehood
- 20mm crystalline silica-free benchtops

- Quality floor coverings throughout
- **6** LED downlights to living areas
- Choice of chrome or matte black tapware
- B 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





- 2100mm high tiling
- Tiled shower base
- White acrylic bath (design dependent, refer to working drawings)
- 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

