



**Your brand new
home awaits**

Moremac. *Kingsfield*

Welcome home

Homebuyers Centre is proud to partner with Moremac on releasing brand-new homes within the highly sought-after Kingsfield Estate in Sunbury.

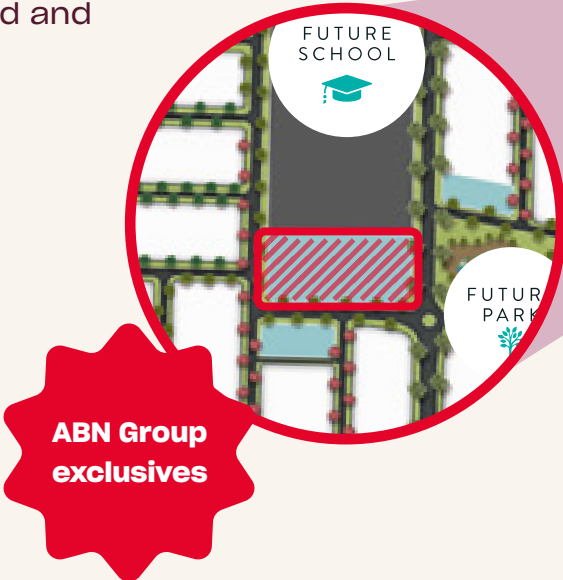
Sunbury beautifully blends urban convenience with country charm. Steeped in history, with country estates and homesteads dating back to the 1880s, it's a suburb that truly feels like home. Residents enjoy peaceful, green neighbourhoods, with a wide range of amenities just moments away.

Artists impression only.

Join a thriving community

Moremac are dedicated to creating vibrant, connected communities where residents can enjoy a healthy, fulfilling lifestyle surrounded by nature, community, and recreation.

Imagine a place where nature, community, and recreation blend seamlessly to offer a lifestyle of well-being. Kingsfield Estate is a master-planned community designed to enhance every aspect of your life. With expansive parks, reserves, walking tracks, and bike paths, as well as modern amenities, you'll find plenty of space to relax and unwind. Just moments from Sunbury's town centre, train station, and the airport, Kingsfield Estate offers the perfect balance of peaceful living and urban convenience. With local schools, shops, and parks all within easy reach, you'll have everything you need to enjoy a connected and effortless lifestyle.



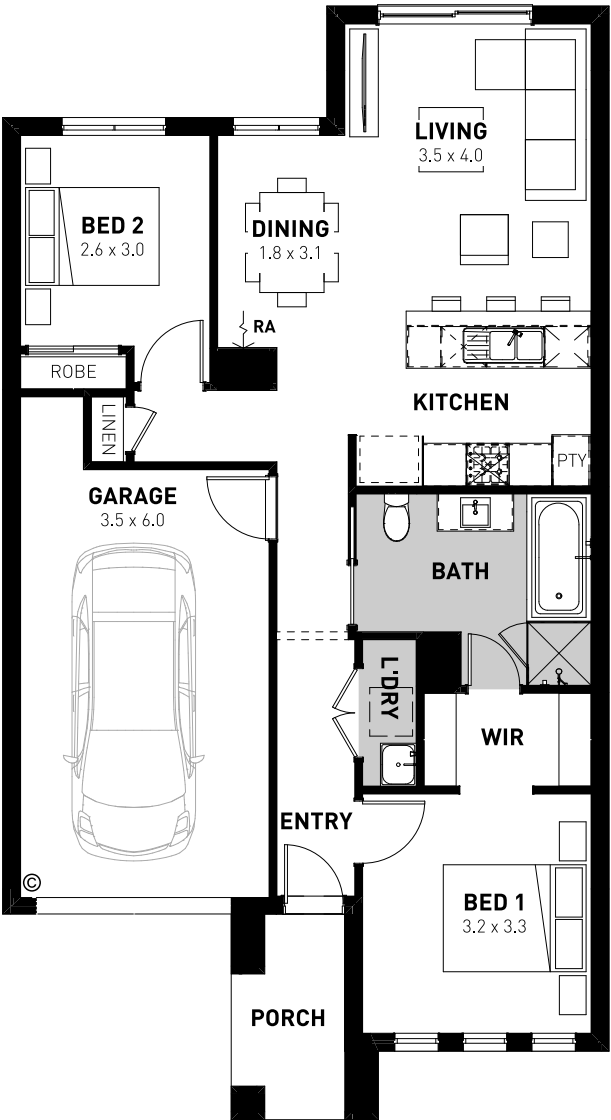


Maple 12

2 1 1

Lot Width:	8.5m
Lot Depth:	21m

This two-bedroom home has been specifically designed to combine the best in urban styling, functionality and allows you to make use of both affordable and comfortable living. Relax and entertain in a versatile open plan living area or escape to the main bedroom at the front of the home that features a walk-in robe.

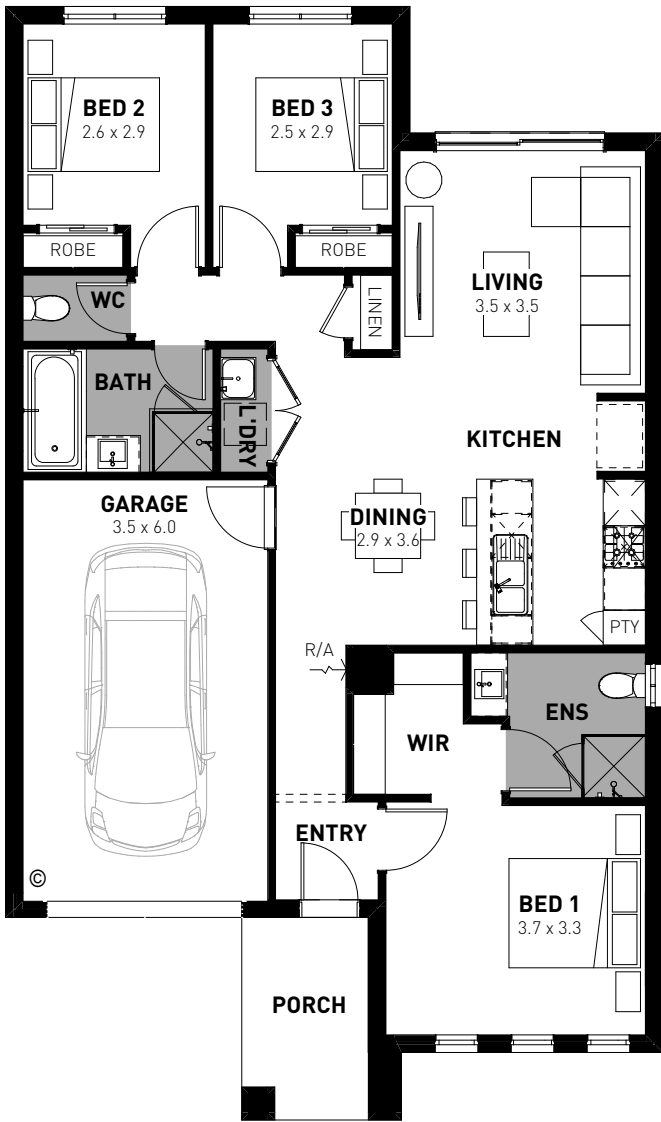


Piper 14

3 2 1

Lot Width:	10.5m
Lot Depth:	21m

The Piper is a compact, stylish home featuring plenty of clever storage and a European laundry. The open plan living and dining area are at the heart of the home with a gourmet kitchen ideal for entertaining.

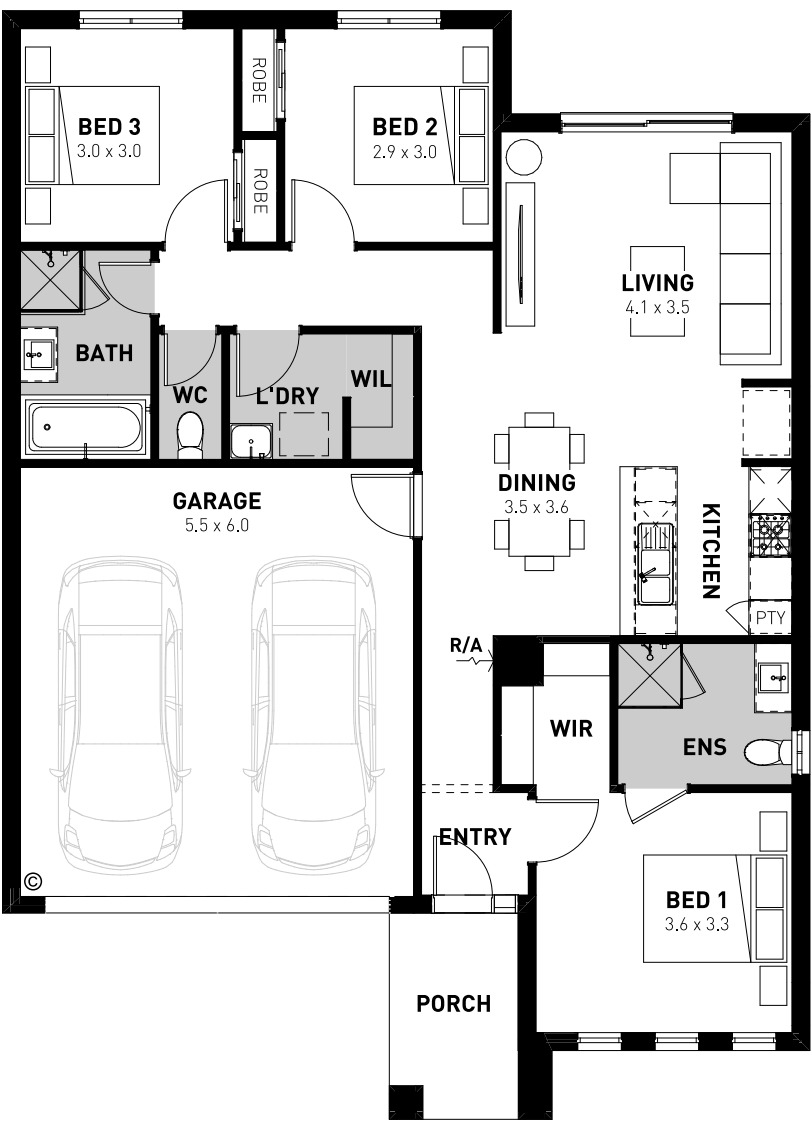


Jasper 16

3 2 2

Lot Width:	12.5m
Lot Depth:	21m

With its free-flowing spaces and contemporary style, the Jasper is ideal for the modern family. Thoughtfully designed, the main bedroom features a cleverly designed walk-in robe and ensuite. Two additional bedrooms offer a touch of luxury with built-in robes. The open plan kitchen is complete with a stunning island bench, perfect for informal meals, with a walk-in pantry to accommodate all your kitchen needs. The large dining and living areas are perfect spaces for the whole family to enjoy.





Harper 19

4 2 2

Lot Width: 14m

Lot Depth: 21m

The Harper captures the essence of contemporary design and space. The main bedroom, complete with walk-in robe and ensuite bathroom is toward the front, with the minor bedrooms, each with a built-in robe, toward the rear of the home.



The site plan shows the 10000 block of Montego Boulevard, bounded by Jamaica Road to the west and Montego Boulevard to the east. The plan includes a north arrow in the top left corner. The lots are arranged in a grid, with some lots (341-347) highlighted in light blue. The lots are numbered and labeled with owner names and areas.

Lot Number	Owner Name	Area (m²)
LOT 338	ABN Group exclusive	
LOT 339	ABN Group exclusive	
LOT 340	ABN Group exclusive	
LOT 341	Jasper 16 HUDSON	263m²
LOT 342	Piper 14 SOUL	221m²
LOT 343	Maple 12 CELINE	179m²
LOT 344	Maple 12 PRESCOTT	179m²
LOT 345	Piper 14 ELMER	221m²
LOT 346	Jasper 16 BROMLEIGH	263m²
LOT 347	Harper 19 HUDSON	294m²
LOT 348	ABN Group exclusive	
LOT 349	ABN Group exclusive	
LOT 350	ABN Group exclusive	
LOT 351	ABN Group exclusive	

12



Premium inclusions

Building with Homebuyers Centre

- Australia's leading brands and products
- Homeowners Warranty Insurance
- HIA New Home Building Contract
- 7-star energy efficiency rating
 - Whole of Home Rating
 - Livable Housing Design (Silver Level)
- 12-month service warranty
- 25-year build guarantee

Kitchen

- 600mm stainless steel electric oven under bench
- 600mm stainless steel gas cooktop
- 600mm stainless steel canopy rangehood
- Deluxe double bowl stainless steel sink with chrome mixer (home design specific)
- Dishwasher provision with cold water supply and single power point
- White lined kitchen cupboards with handles
- Laminated cabinets and kick rail
- 33mm laminate benchtop

Internal

- Timber-look laminate flooring to living areas and front entry
- Carpet to bedrooms and passageways with 7mm underlay
- Two coats of quality paint to ceilings, walls, architraves, skirtings and doors
- Minimum 2400mm high ceilings (home design specific)
- 67mm skirtings and 42mm architraves (single bevelled MDF)
- Walk-in robe with melamine shelf and hanging rail (home design specific)
- Built-in robes with melamine shelf, hanging rail and vinyl sliding doors (home design specific)
- Insulation to walls and ceilings to achieve 7-star energy efficiency rating (home design and orientation dependent)
- Linen cupboard with door and four white melamine shelves
- Ample light throughout home (see electrical plan for details)
- Double power points throughout home (home design specific)
- One TV point including cable in roof space
- Approved electricity safety switch and circuit breakers to meter box
- Hardwired electronic smoke detectors
- Draught weather seals to all external doors
- 75mm air cushion doorstops



Bathroom

- Showers with 2100mm high tiling
- 2000mm high semi-framed sill-less 1-way door with flush tiled shower base to accessible bathroom (home design dependent)
- Ceramic tiling to floors and skirtings of wet areas
- White acrylic bath to main bathroom (home design specific)
- White vitreous china inset basins
- Vanities to bathroom and ensuite with laminated benchtops and doors with handles
- Polished edge mirror above vanity benchtops to match height of shower screen
- Chrome mixer tapware to basins and bath
- Chrome mixer to shower with deluxe handheld slide rail
- White vitreous china toilet
- Chrome towel rail to bathroom and ensuite
- Chrome toilet roll holder to ensuite and WC
- Exhaust fan to bathroom and ensuite (home design specific)
- Translucent glazing to window of WC (home design specific)

Laundry

- 42 litre stainless steel trough and white metal cabinet
- Concealed washing machine taps



Security and Doors

- Double glazed sliding windows with low E coating, window locks and weather seals to all openings
- Feature front entry door with lever handle
- Deadlocks to all external doors
- Aluminium sliding doors and windows with locks and weather seals to all openings
- 2040mm high flush panel internal doors
- Chrome lever passage set door handles with privacy lock to bathroom, ensuite and WC doors

Building and Constructions

- Engineer's soil report and footing design, contour survey, building permit issued by registered building surveyor and water authority permits
- Site levelling on blocks with up to 300m fall over the house area
- Engineer designed class M concrete waffle slab
- Stabilised machine graded pine wall frame with roof trusses
- 100mm PVC storm water system
- Connection of services within the property boundaries to underground power, water, sewer up to 1500 deep and gas if available based on a 650m block with a 5m front setback
- Termite Management System including termite shields to all plumbing penetrations

External

- Colorbond sectional garage door with one wall mounted control and two remote controls
- Brickwork or autoclaved aerated concrete (AAC) panels over windows and external doors, excluding garage (facade dependent)
- Integrated concrete slab to outdoor living area (home design specific)
- Exposed aggregate driveway, path and porch with a maximum 5500mm garage setback
- 22.5° roof pitch (facade dependent)
- Selection of clay face bricks or autoclaved aerated concrete (AAC) panels to external walls (home design specific)
- Selection of concrete roof tiles
- Metal fascia and barge, gutter and downpipes
- Front and rear external garden taps
- 100mm PVC conduit under driveway
- Two external garden taps, one to front and one to rear

Services

- Gas ducted heating to living areas and bedrooms with digital control
- 3.5kW Solar PV system
- 26L continuous flow hot water system

*Inclusions are to be selected from Builders Category 1 Range. Inclusions vary for Homebuyers Centre's Townhouse Living range. Please ask your New Homes Consultant for detailed inclusions and features relevant to selected home design and facade. Homebuyers Centre reserves the right to alter these inclusions without notice. All information contained within this brochure is accurate at the time of printing (February 2025). Refer to your Preliminary Works Contract (PWC) for complete specifications.



Building with the best

Your market leading builder

Homebuyers Centre is proudly part of the ABN Group, one of Australia's leaders in construction, property and finance.

Since 1978, we've proudly built over 94,000 homes across Western Australia and Victoria. Through strong partnerships with trusted land developers, we secure exclusive access to prime land, competitive pricing, and skilled trades. Our promise to homebuyers is simple – we only sell what we can deliver, ensuring exceptional quality and a seamless experience every step of the way.



Aidan Hooper

Managing Director,
ABN Group Victoria



So why choose Homebuyers Centre?

Simple – we make it happen.

Turning first home dreams into a reality is a genuine privilege and a joy we love to share with our customers.

Giving you the best value home, level of service and stress-free building experience possible is our mission. We take care of everything from start to finish, including

sorting out your finance to finding you the perfect home and block of land. And, because we're backed by Australia's leading and most trusted construction, property and finance company, ABN Group, we build in peace of mind with every home.

In short, we do what we say we're going to do throughout the entire journey.

Victoria's preferred builder

We're pretty proud of our customer care team.

Their exceptional service and dedication recently led to Homebuyers Centre being selected as Product Review's 2022 and 2023 winner in the Home Builders Melbourne & VIC category.

It means from the moment you step into a display home or chat to one of our New Home Consultants, to the day you step through your new front door and beyond, you'll get the kind of outstanding service you'll tell your friends about.

PRODUCT REVIEW .COM.AU
2022 AWARDS WINNER
HOME BUILDERS MELBOURNE & VIC

PRODUCT REVIEW .COM.AU
2023 AWARDS WINNER
HOMEBUYERS CENTRE VICTORIA







Moremac. *Kingsfield*

131 751
homebuyers.com.au

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 (April 2025). BH0549.