

Your **new** townhouse awaits



For illustrative purposes only



Stockland | Atherstone



Homebuyers
Centre



For illustrative purposes 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 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 94,000 new homes across Victoria and Western Australia over the past 40 years.

We've also provided finance for more than 40,000 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



Feel at home at Atherstone

Perfectly positioned just 40kms west of Melbourne's CBD and neighbouring the future Cobblebank CBD, Atherstone offers residents a unique, convenient and ever evolving lifestyle experience.

Join a thriving community

Feel instantly welcome in an established community, with sports and play facilities, schools, parklands, and much more ready for you to enjoy.

Atherstone is a place with incredible spaces and amenity, here from the day you move in. It's a place where community comes together, friends are made, and families grow. A place to belong for people who want to be active and get more out of life right where they live.

With everything you need to build your new active life, Atherstone is the perfect place to embrace a vibrant and fulfilling lifestyle.

**Sales and Information Centre**

**Education and Childcare**

**Shopping and Services**

**Medical Centres**

**Public Transport and Accesses**

**Leisure and Sporting Clubs**

**Parks and Open Spaces**

Bridge Road Children's and Community Centre
Aspire Cobblebank Childcare Centre
Aspire Atherstone Childcare Centre
Strathulloh Primary School
Catholic Secondary Schools
State Secondary Schools
Catholic Primary School

Future Cobblebank Metropolitan Activity Centre
The Place Cobblebank

Melton Health
Sunshine Hospital

Cobblebank Train Station

Bridge Road Recreation Reserve
Bridge Road Regional Play Space
Cobblebank Indoor Stadium
Future Neighbourhood Activity Centre

130ha Toolem Regional Park
Atherstone Traffic School
Palara Village Park
Adventure Park
Stone Ridge Village Park
Settlers Creek Village Park
Northern Wetlands
Middle Park Village Park: playground and kickabout area
Proposed Sporting Facilities North
Proposed Sporting Facilities South



Masterplan supplied for the purpose of providing an impression of Stockland Atherstone and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. Any future infrastructure referenced in this brochure is proposed for Stockland Atherstone as at June 2024. The delivery and location of proposed infrastructure, facilities, amenities, services and destinations is indicative only and may change due to future circumstances. *All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (June 2024). ^Proposed uses as outlined in the Urban Design Framework September 2019.

Kaya 20

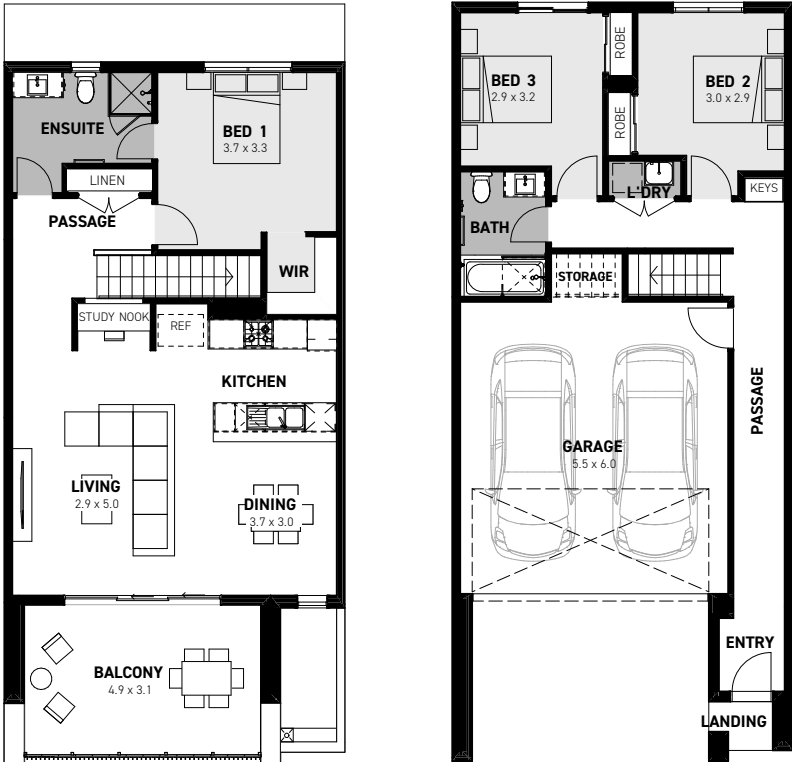
Let the sunlight into the areas of your home where you spend most of your time with the Kaya. This three bedroom, two bathroom, double garage home is perfect for the entertainer; the upstairs kitchen and living area will be the envy of your friends with open plan feel and elevated views from your outdoor balcony. The Kaya also incorporates a study nook into the living space for the hard-working home buyer or for a family with students.



Internal

3 2 2

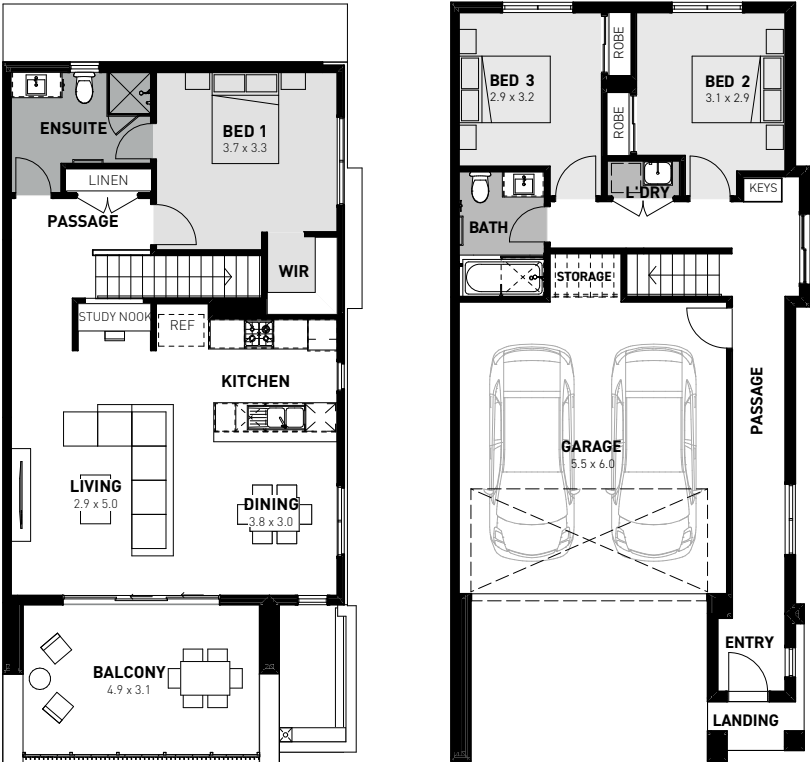
Total Area: 147m²
Length: 21m
Width: 7m



Corner

3 2 2

Total Area: 242m²
Length: 21m
Width: 11.75m



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 Kaya 20 itself.



Opening hours

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



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



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