

# Your **new** townhouse awaits



Stockland

Cloverton



Homebuyers  
Centre



## 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 94,000 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 connected at **Cloverton**

Located just 38km from Melbourne's CBD, Cloverton will be Victoria's largest masterplanned community. Set to become a future city for the northern suburbs, residents will have access to a selection of educational facilities for all ages, retail centres, medical facilities and is already well-connected to public transport.



# Join an evolving community

Feel instantly welcome in Cloverton, a place where community comes together, friends are made and families grow.

Everything you need for an easy convenient lifestyle will be at your fingertips. Cloverton offers an enchanting blend of modern living and natural beauty with parks and wetlands, walking and cycling tracks, and over 80 hectares of conservation area along Merri Creek.

Embrace a genuine sense of community that fosters real connections via regular community events, fitness classes, local cafes and sporting clubs. Discover a place where tranquillity meets convenience, creating a perfect haven for a fulfilling and enriching life.

## Shopping Amenities

- Kallo Town Centre
- Proposed major retail and future city centre
- 4 proposed neighbourhood centres
- Kalkallo Community Centre
- Proposed Government and civic facilities
- Located 10 kilometres from Cragieburn Central shopping centre

## Medical Centre

- Proposed regional hospital and medical services within future city centre

## Transport Connections

- Melbourne CBD - 38km
- Donnybrook train station
- Proposed Cloverton train station
- Located alongside the Hume highway
- Future freeway interchange

## Parks and Open Spaces

- Parkland and playgrounds
- Kalkallo Sports Reserve
- Shared walking and cycle paths
- 80ha conservation area and Merri Creek
- Proposed Bald Hill Regional Park

## Education and childcare

- Hume Anglican Grammar
- Banum Warrik Primary School
- Gilgai Plains Primary School
- Proposed State Primary Schools
- Lockerbie Secondary School & Specialist School (opening Term 1 2026)
- Proposed Private Schools
- Green Leaves Early Learning Centre
- Proposed tertiary institution within future city centre

## Sales & information Centre

## Leisure and Sporting Clubs

- Future Kalkallo North Sports Reserve
- Kalkallo Sports Reserve
- Proposed Sports Ground



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# Octave 18

A combination of modern architectural elements and smart building materials make the Octave 18 a sensational design to call home. With three- and four-bedroom options available, the Octave hosts an exquisite master bedroom including a walk-in robe and ensuite, while the remaining bedrooms are located nearby.

The stunning open-plan living opens out to a private courtyard providing the perfect space to wind down and relax. Living life in the Octave couldn't be more perfect.



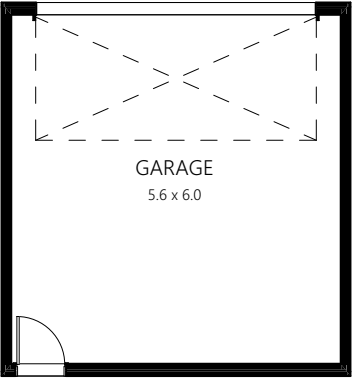
## Internal

3 2.5 2

**Total Area:** 168m<sup>2</sup>

**Length:** 28m

**Width:** 6m



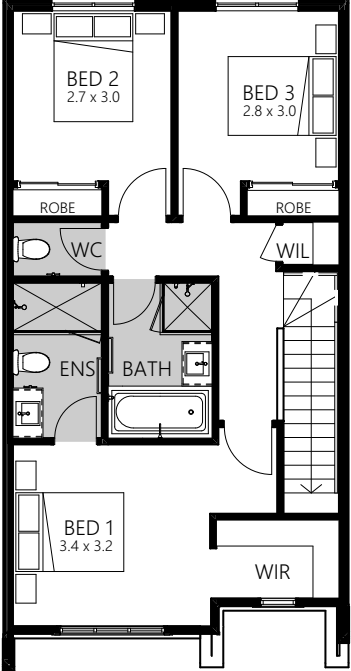
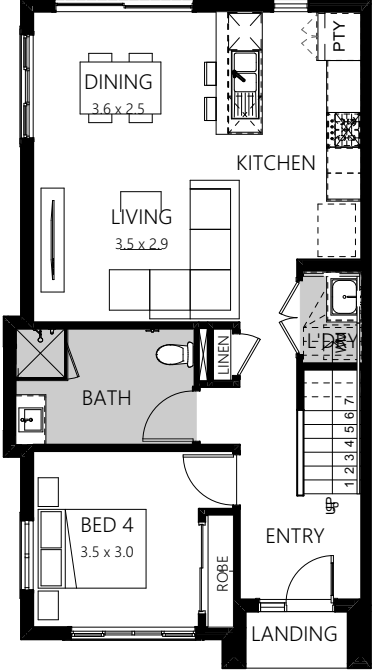
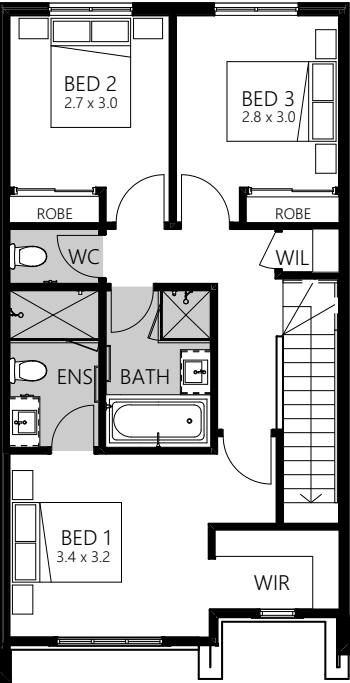
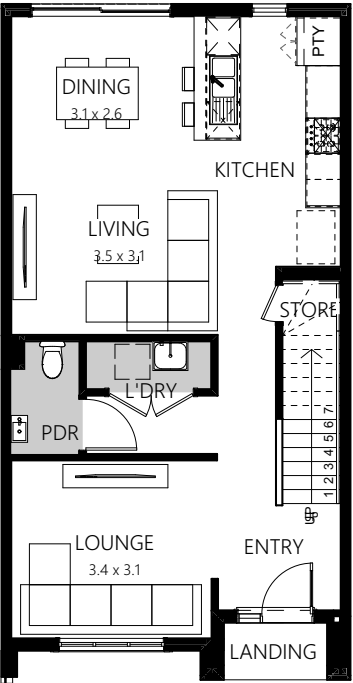
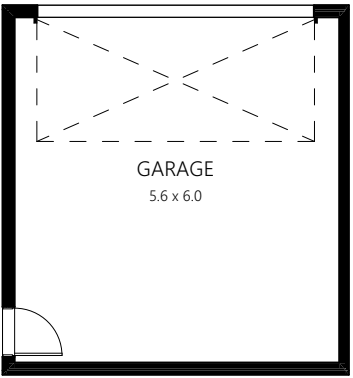
## Corner

4 3 2

**Total Area:** 248m<sup>2</sup>

**Length:** 28m

**Width:** 9m



# Octave 13

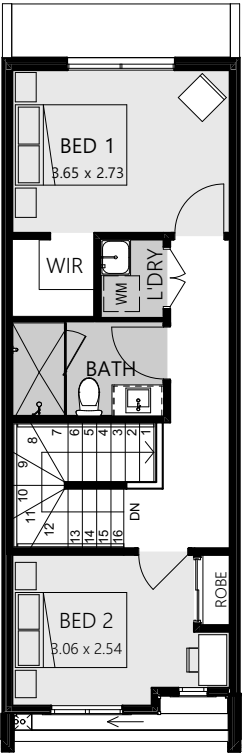
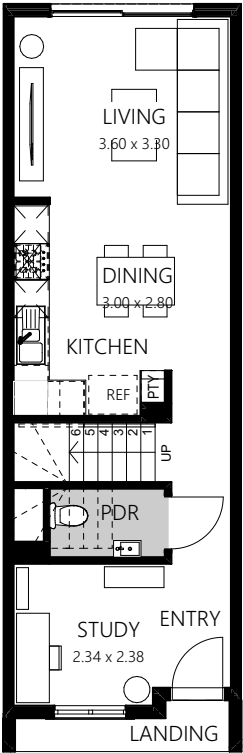
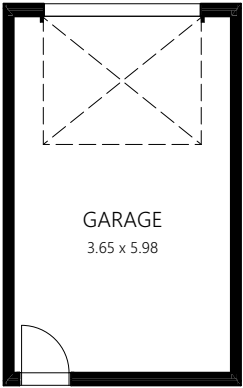
Stylish and functional, the Octave 13 boasts a modern home design for today's busy lifestyle. A study nook is nestled at the front of the home, offering maximum privacy where required. The open plan living at the rear of the home maximises light and space, with the gourmet kitchen; a distinctive feature 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.

2 1.5 1

Total Area: 112m²

Length: 28m

Width: 4m





# See our townhouses on display

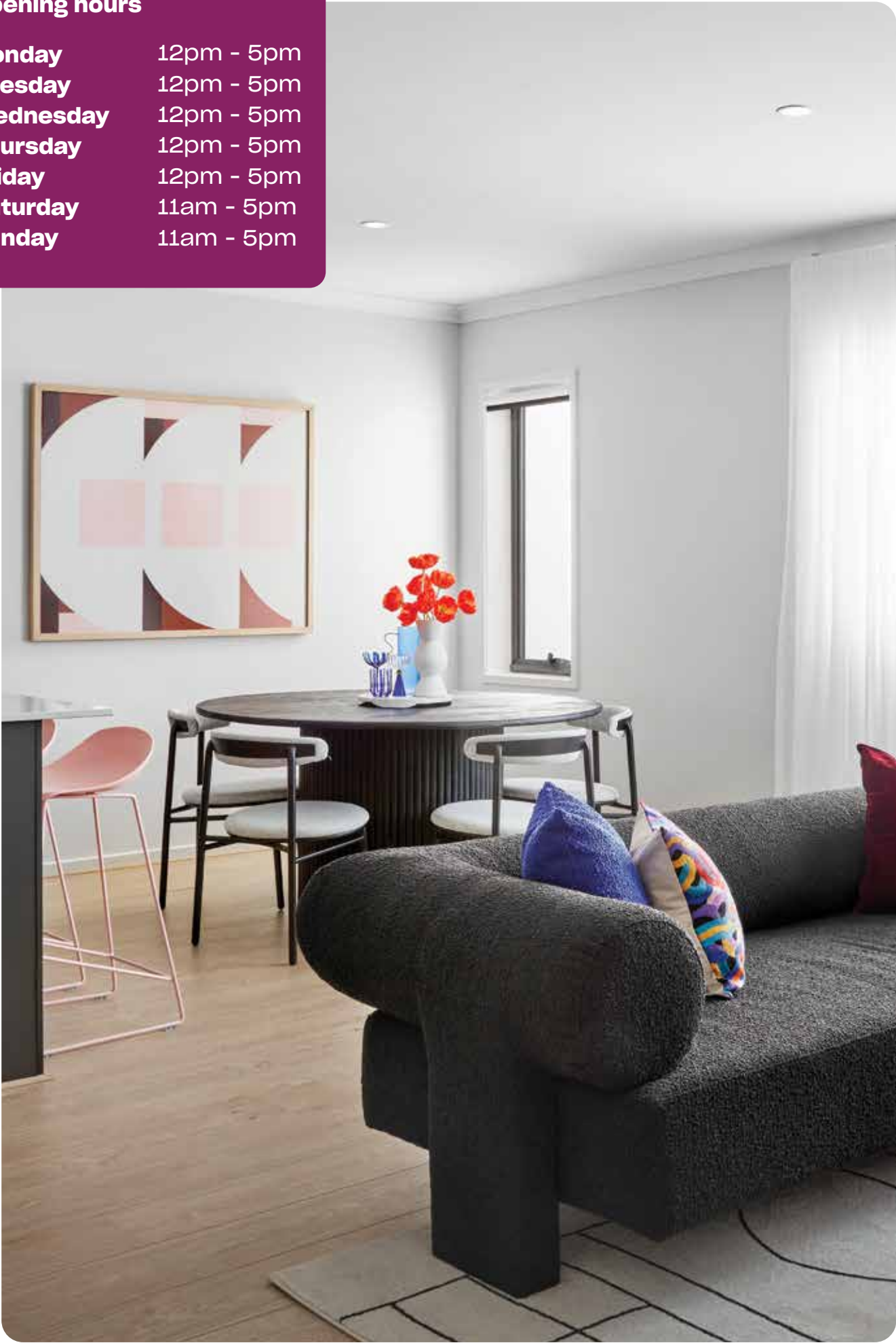
 14 - 18 McKinley Drive  
Truganina 3029

Visit Victoria's largest townhouse display centre at Stockland's Mt Atkinson estate and walk through three uniquely designed premium townhouses, featuring the Octave 18 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





Artist impression only.

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



Artist impression only.

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 dependant)





**homebuyers.com.au 131 751**

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