

Your brand **new** home awaits



Artists impression only.

Riverfield
CLYDE

BROWN
PROPERTY GROUP



H Homebuyers
Centre

Welcome home

Homebuyers Centre is proud to partner with Brown Property Group to release 11 stunning homes within the highly sought-after Riverfield Estate in Clyde.

Riverfield truly offers the best of everything—nestled among lush parks, sports fields, nature reserves, and schools, with a wealth of amenities just moments away. This is your chance to live wide open within the prospering City of Casey.



Artists impression only.



Join a thriving community

Brown Property Group has successfully created vibrant communities that make it possible for residents to live a healthy and fulfilling lifestyle by embracing nature, community, and recreation.

Our reputation in Melbourne's south-east as an experienced and multifaceted developer is second to none. We have created over 9,000 new home sites for families to build their dream home across nine rich communities.

Imagine a place where nature, community, and recreation come together to create a truly fulfilling lifestyle. Riverfield offers a masterplanned setting that allows residents to thrive in an environment designed for health and well-being. With over 28 hectares of parks and reserves, sports areas, bike paths, and walking tracks, along with sweeping green spaces and modern amenities, this is a place where you can truly live your best life.

Just moments from the future Major Town Centre and the proposed Clyde Train Station, Riverfield Square brings the convenience of urban living to your doorstep. With a vibrant mix of shops, restaurants, parks, Clyde Secondary College, and the town centre all within easy reach, everything you need is right here, making everyday life effortless and enjoyable.



Join a thriving community

Riverfield has expanded to encompass four incredible precincts. In combination, they offer every amenity you could wish for, at every stage of life; with new home opportunities to suit every taste, every need, everybody.





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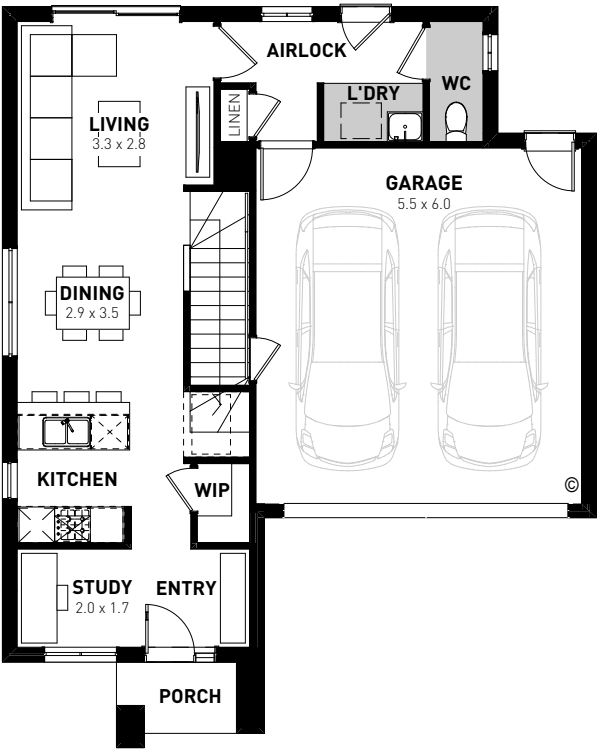
Bella 18

3 2.5 2

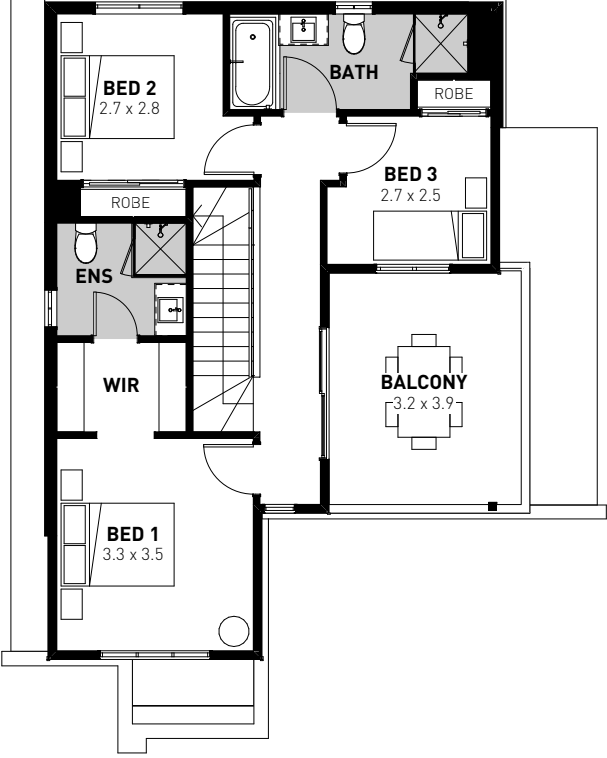
Lot Width: 11m

Lot Depth: 16m

A three-bedroom, two and a half bathroom double-storey home designed with harmonious living in mind. Upstairs you will find a master suite with a spacious walk-through robe to your ensuite, a family bathroom, and two other bedrooms with built-in robes. Downstairs is designed to maximise natural light with its entertainers' kitchen with plenty of storage, European laundry and powder room. Your new Bella 18 will be the envy of your friends and family.



Ground Floor



First Floor

Byron 14

3 2 2

Lot Width: 14.5m

Lot Depth: 16m

Perfect for established and growing families, the compact yet generous floorplan of the Byron 14 boasts thoughtful living. This three-bedroom, two-bathroom, double car garage home is designed specifically for families to take advantage of ample space and enjoy maximum comfort.



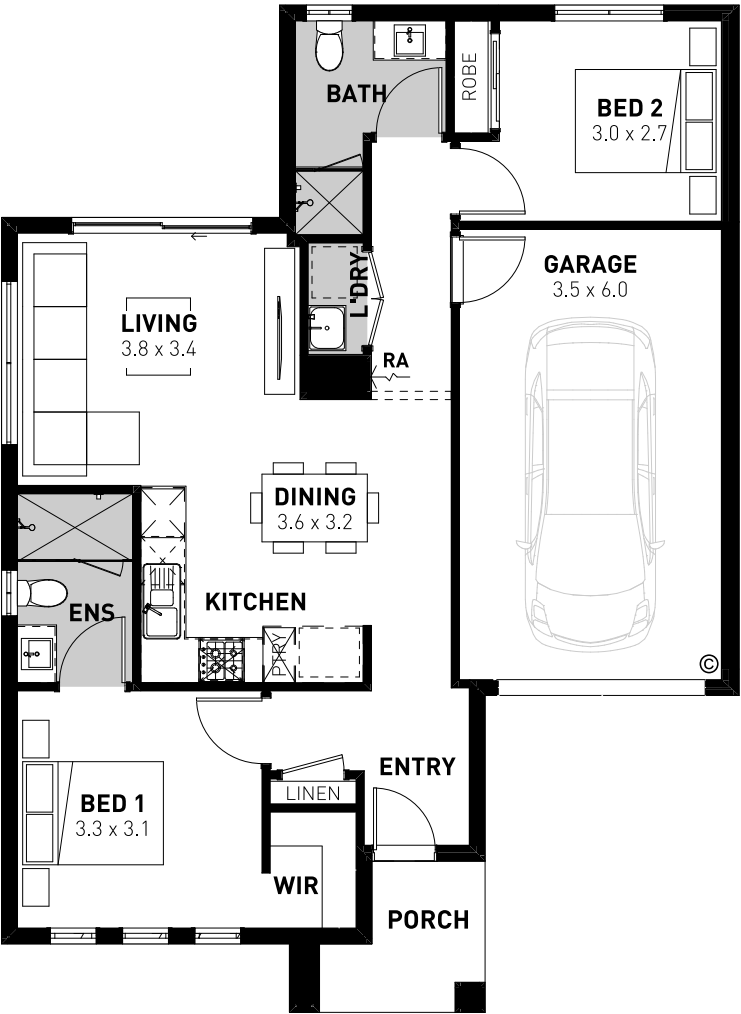
Bailey 11

2 2 1

Lot Width: 11m

Lot Depth: 16m

The Bailey 11 combines practicality with clever design to maximise space within this two-bedroom, two-bathroom home. This design is crafted perfectly for homeowners who are looking to utilise the space of their block of land.





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



Artists impression only.

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 built over 80,000 homes (huge!) so it's safe to say we're experienced when it comes to building first homes.

With a massive focus on our customers, we still build every home as if it's our own.

Aidan Hooper

Managing Director,
ABN Group Victoria





So **why choose** Homebuyers Centre?

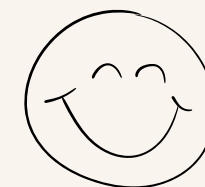
Simple – we make it happen.

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.



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.





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