

# 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





Courtesy of Stockland

# 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.

 Stockland | Atherstone



# 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**

Bridge Road Children's and Community Centre  
Aspire Atherstone Childcare Centre  
Aspire Cobblebank Childcare Centre  
Bridge Road Kindergarten  
Melton South Primary School  
Strathtulloh Primary School  
St Francis Catholic College Cobblebank  
Future Primary School  
Future State Secondary School (opening 2026)  
Future Kangan Institute - Melton Campus

**Shopping and Services**

Future Cobblebank Metropolitan Activity Centre  
Cobblebank Village  
The Place Cobblebank

**Medical Centres**

Melton Health  
Sunshine Hospital

**Public Transport and Accesses**

Cobblebank Train Station

**Leisure and Sporting Clubs**

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

**Parks and Open Spaces**

130ha Toolern 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  
Future Sporting Facilities North  
Proposed Sporting Facilities South  
Proposed Bike Paths and Walkways



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 2025. 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 2025). ^Proposed uses as outlined in the Urban Design Framework September 2019.



# 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.



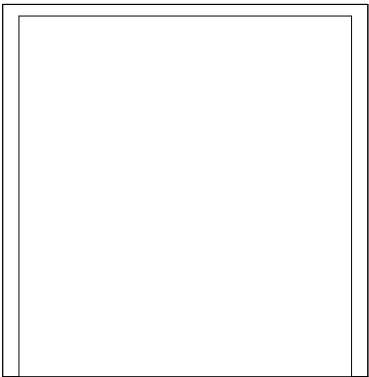
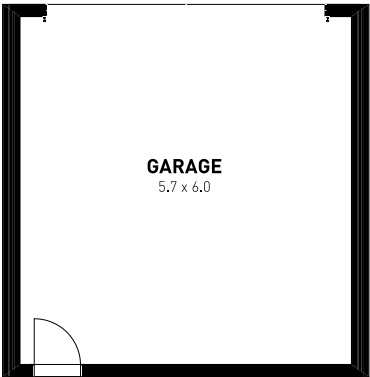
## Internal

3 2.5 2

**Total Area:** 144m<sup>2</sup> / 18sq

**Length:** 24m

**Width:** 6m



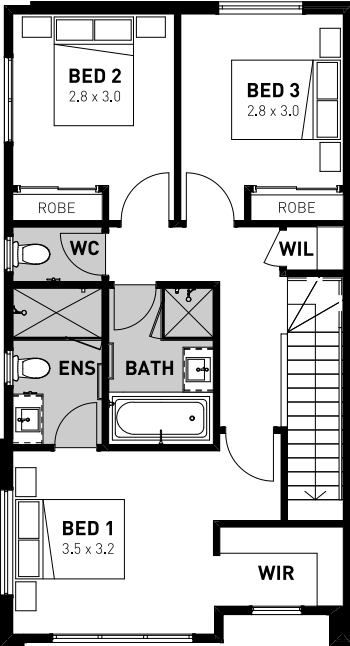
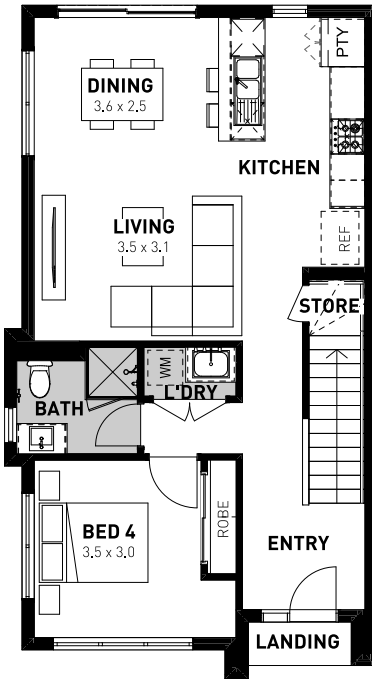
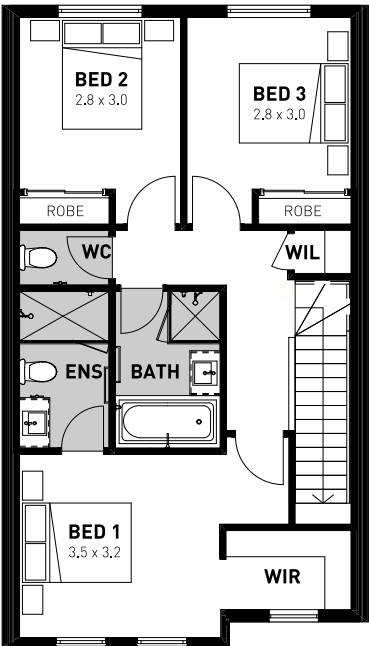
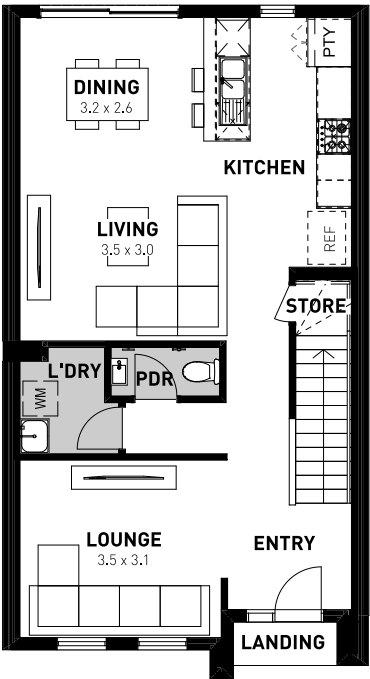
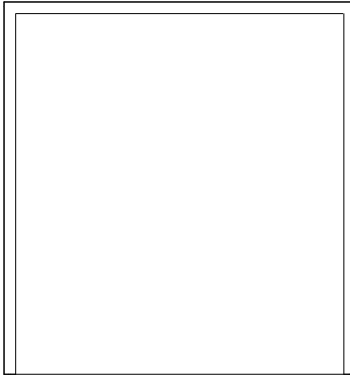
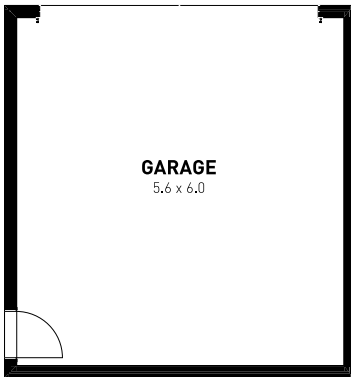
## Corner

4 3 2

**Total Area:** 176m<sup>2</sup> / 18sq

**Length:** 24m

**Width:** 8m



# 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.

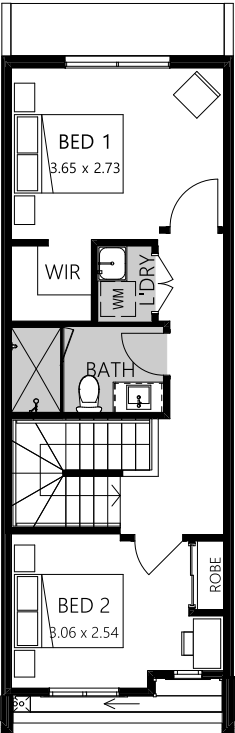
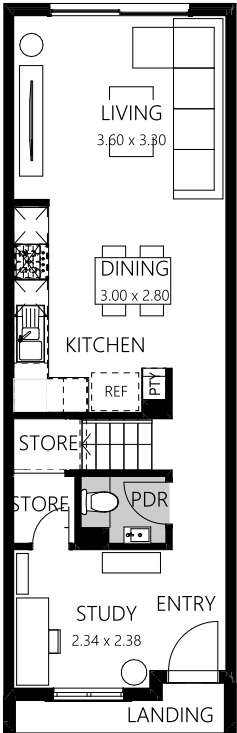
## Internal

2 1.5 1

**Total Area:** 96m<sup>2</sup> / 18sq

**Length:** 24m

**Width:** 4m





# See these homes on display

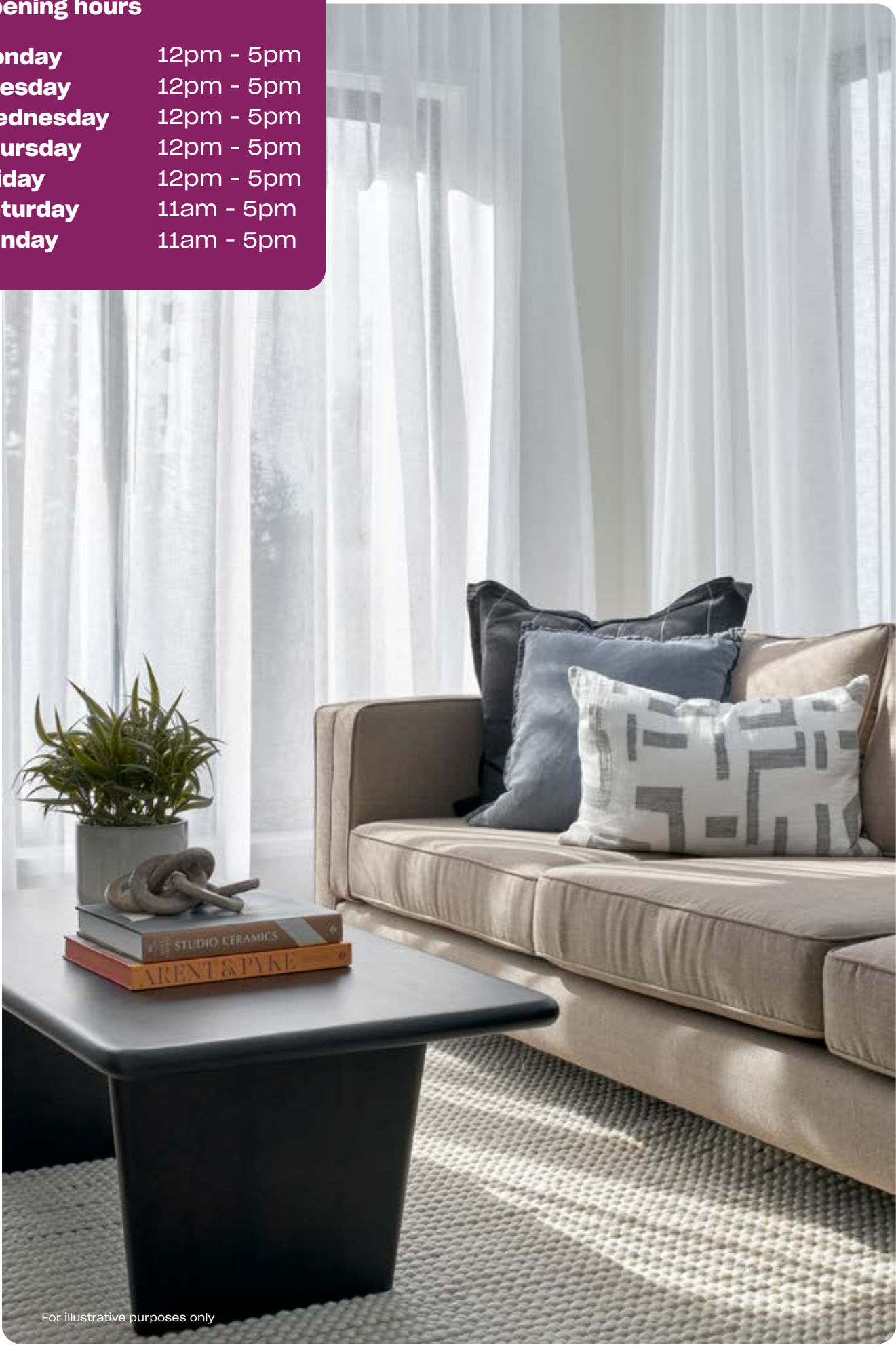
 14 - 18 McKinley Drive  
Truganina 3029

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



For illustrative purposes 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





**homebuyers.com.au 131 751**

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