

Your **new** townhouse awaits



For illustrative purposes only



Stockland

| Minta



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



Artist impression, subject to change. Image courtesy of Stockland

Live life your way at Minta

Embrace life at Minta, where the serene beauty of a lake-filled nature reserve with vibrant native birdlife awaits you daily. But it's not just about nature; the well-connected suburb of Berwick offers you convenient access to transport, schools, childcare, entertainment, and shopping—all right at your fingertips. It's where the charm of nature meets modern living, creating a home you'll cherish.



Everything at your doorstep

Located just 48kms from Melbourne, Minta is more than just a serene retreat—it’s a thriving community with everything you need right at your doorstep.

With easy access to major transport links, commuting to Melbourne and beyond is effortless. Families will appreciate the proximity to reputable schools and childcare facilities, while the nearby retail and entertainment options ensure that leisure and convenience are never far away.

Whether you're starting a family, looking to upsize, or simply seeking a change of pace, Minta offers a lifestyle that balances nature and urban living. It's a place where you can enjoy the best of both worlds—a location you'll be proud to call home.

Sales and Information Centre

Education and childcare

- Learn Smart Early Learning Centre - 60m
- Hillcrest Christian College - 800m
- Rivercrest Christian College - 1.7km
- Brentwood Park Primary School - 2.7km
- Berwick College - 4.7km
- Berwick Chase Primary School - 850m
- St Catherine's Catholic Primary School - 2.2km
- Kambrya College - 2.6km
- Beaconhills College - 2.6km
- Berwick Primary School - 3.5km
- Haileybury College - 4.3km
- Goodstart Early Learning, Berwick - 3.5km
- Chisholm Institute - 3.9km
- Nossal High School - 4.8km
- Federation University Australia - 4.3km
- Cranbourne Library - 10.4km
- Heritage College - 5.7km

Shopping and services

- Berwick Village - 5.0km
- Berwick Springs Promenade - 4.6km
- Eden Rise Village - 2.7km
- Selandra Rise Shopping Centre - 6.9km
- Westfield Fountain Gate Village Cinemas - 8.6km
- The Local Brew House - 12.0km
- D'Angelo Estate Vineyard - 7.7km

Parks and open spaces

- Circa Park - 1.7km
- Wilson Botanic Park Berwick - 6.4km
- Royal Botanic Gardens Cranbourne - 15.3km
- Berwick Springs Lakes & Wetlands - 4.6km
- Recreation Reserve - 2.8km
- Cranbourne Golf Club - 12.8km

Medical Centre

- St John Of God Berwick Hospital - 3.4km
- Woodleigh Waters Medical Clinic - 2.4km
- Casey Hospital - 3.8km
- Eden Rise Family Clinic - 2.7km
- HealthMint Medical Centre - 4.4km

Sports and Recreation

- Splash's Swimming Pool - 4.1km
- Casey Stadium - 11.0km

Transport Connections

- Beaconsfield Train Station - 3.5km
- Berwick Train Station - 5.0km
- Officer Train Station - 8.2km
- Narre Warren Train Station - 8.5km



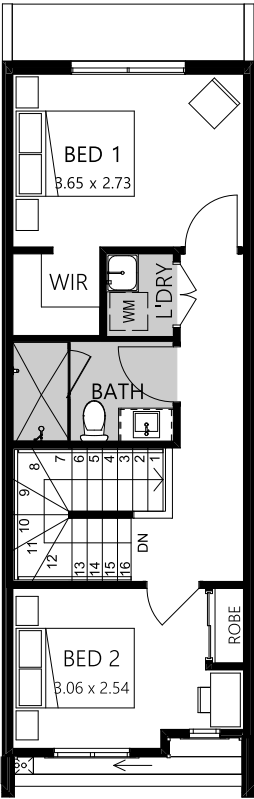
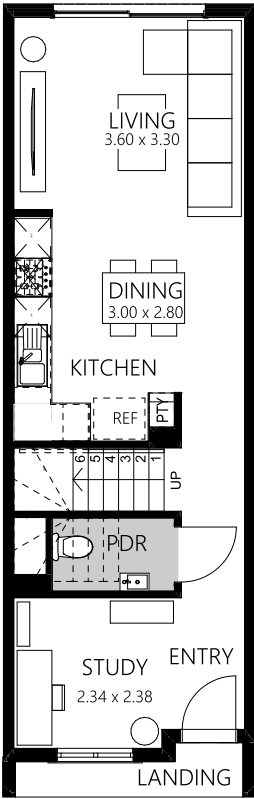
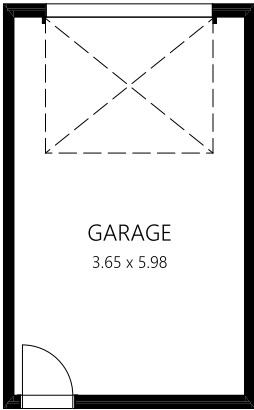
This master plan is provided solely for the purpose of providing an impression of the proposed development at Minta (as well as the approximate location of existing and proposed third party facilities, services or destinations) and is not intended to be used for any other purpose. Any statements of distance, size or area are approximate and for indicative purposes only. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. Each travel distance is an estimate only and is based on routes obtained from Google Maps. All images and statements are based on information available at the time of creation of this master plan (September 2025) and may change due to future circumstances. Information and images relating to landscaping are indicative only and may refer to or show features which may not be mature or complete at settlement. This master plan is not a legally binding obligation or warranty. No liability is accepted for any loss or damage arising as a result of any reliance on this master plan or its contents.

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

Home Area:	73.53m ²
Length:	26.5m
Width:	4m



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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.



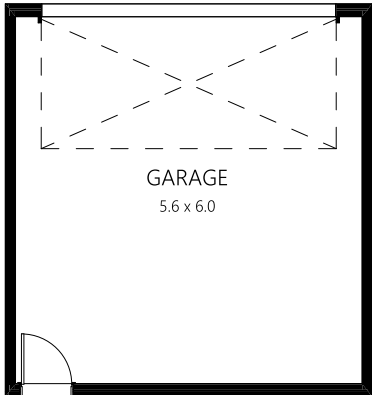
Internal

3 2.5 2

Home Area: 105.32m²

Length: 26.5m

Width: 6m



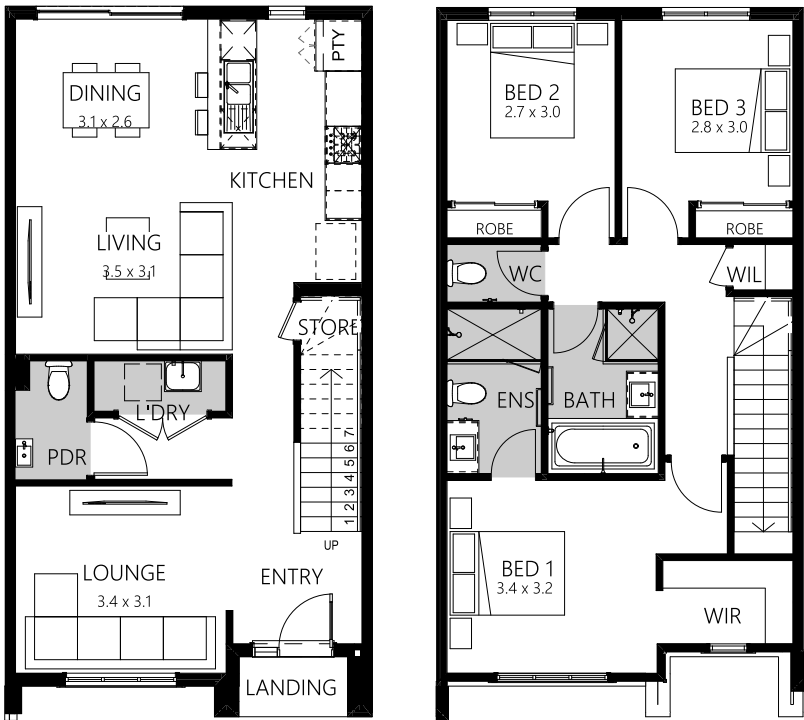
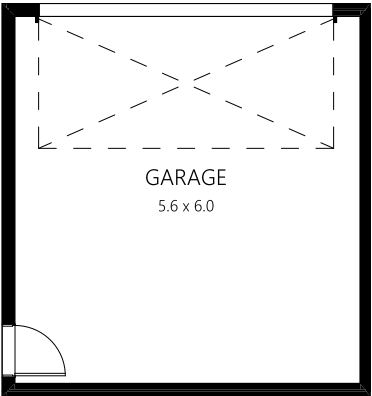
Corner

4 3 2

Home Area: 106.92m²

Length: 26.5m

Width: 8.5m



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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



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