

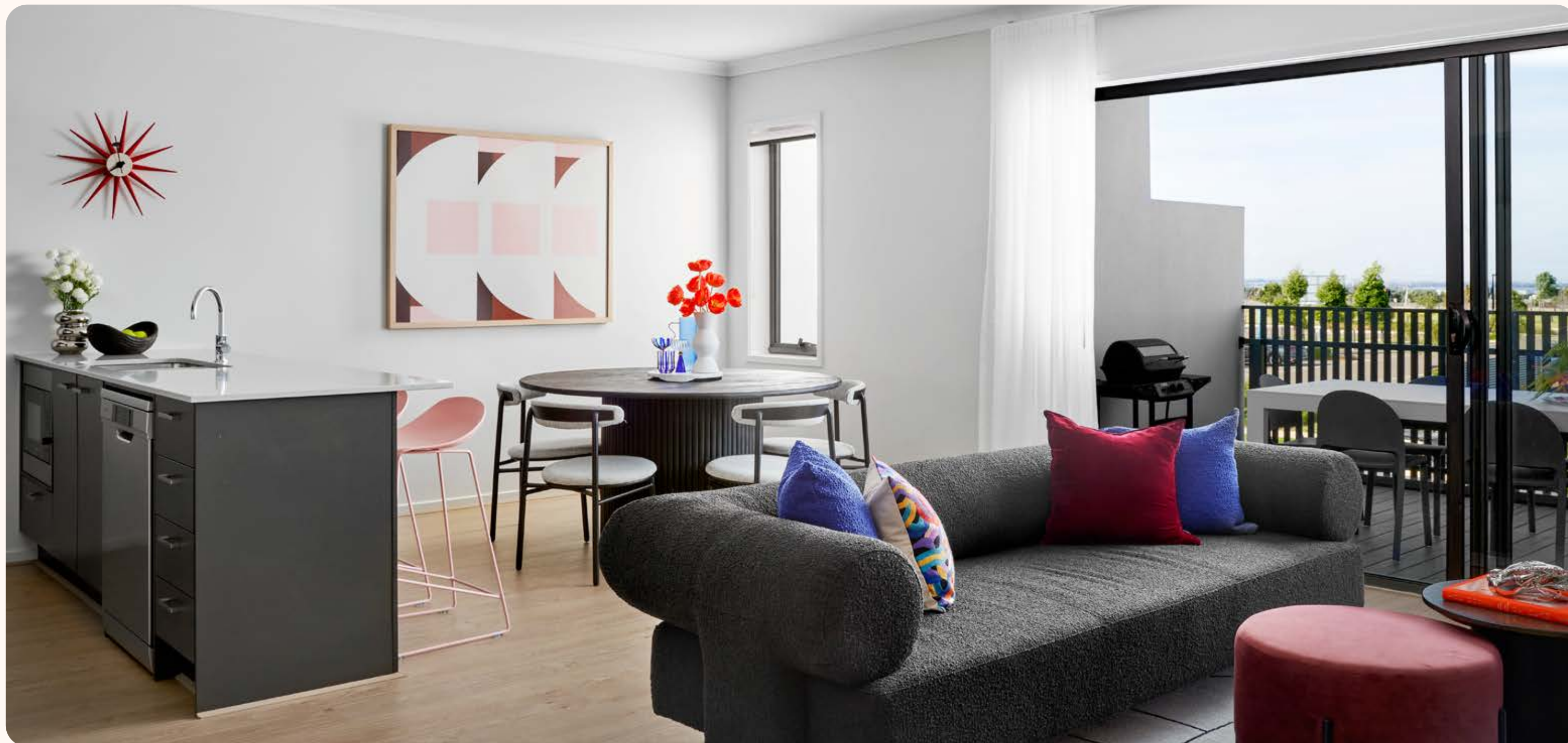
Your **new** townhouse awaits



Artist impression only.

ARMSTRONG
MT DUNEED

H 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 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 Victoria



Feel connected at Armstong

Armstrong Creek perfectly blends the best of coastal charm and city convenience. With seamless connectivity to Geelong's CBD and direct transport links to Melbourne, getting wherever you need has never been easier. This vibrant and growing community is surrounded by stunning beaches, picturesque hiking trails, and trendy cafes, offering an ideal lifestyle for residents.

ARMSTRONG
MT DUNEED

Join a thriving community

Stay connected to the best of Geelong, the Bellarine Peninsula, and the stunning surf coast beaches.

ARMSTRONG is a master-planned community designed for families, offering resort-style living with premium amenities at your doorstep. From Club Armstrong's pool, gym, and social spaces to the \$2.6 million District Park and over 30km of walking and cycling tracks, there's something for everyone. A new village hub will soon bring shopping, dining, and services even closer, complementing Geelong's vibrant city life just minutes away.

Surrounded by the Surf Coast's beaches and lifestyle, Armstrong combines convenience, leisure, and community spirit, creating a place where every day feels like a holiday.

Sales and information centre

Early Education and Schools

- Iona College – 550m
- Armstrong Creek East Children's Centre – 2km
- Brighthouse Early Learning Armstrong Creek – 2km
- Oberon High School – 2.6km
- Elements Childcare Warrally – 2.6km
- Geelong Lutheran College – 3.1km
- St Catherine of Sienna Primary School – 3.5km
- All Day Long Child Care – 3.5km
- Mirriposa Primary School – 3.5km
- Grovedale Primary School – 4.1km
- Grovedale College – 4.8km
- Mandama Primary school – 5.2km
- Deakin University Geelong Waurm Ponds – 8km
- Belmont High School – 8.5km

Shopping and services

- The Village Warrally Shopping Centre – 1.6km
- Armstrong Creek Town Centre – 2.6km
- Grovedale Plaza – 4.3km
- Waurm Ponds Shopping Centre – 5.8km
- Belmont Village Shopping Centre – 6.7km
- Westfield Geelong – 9.6km
- Pakington Street Geelong – 10.6km
- Torquay Farmers Market – 12km
- Torquay Surf Shops – 15.6km

Parks and open spaces

- Sanctuary Estate Playground – 2.1km
- Aviation Drive Playground – 3.4km
- Warrally Boulevard Playground – 4km
- Bunjil's Nest District Park – 4km
- Waurm Ponds Skate Park – 6km

Sports and Recreation

- Quickfit Health Club – 1.6km
- Anytime Fitness Armstrong Creek – 3.4km
- Armstrong Creek Cricket and Sporting Club – 3.4km
- Armstrong Soccer Club – 3.5km
- Armstrong Mount Duneed Sporting Reserve – 3.6km
- Barwon Soccer Club – 3.7km
- F45 Grovedale – 4.1km
- Grovedale Tennis Club – 4.9km

Medical Centre

- Armstrong Health Medical Clinic – 1.4km
- Warrally Family Medical Practice – 1.6km
- Grovedale Medical Centre – 4.2km
- Waurm Ponds Medical Centre – 6.5km
- South Barwon Medical Centre – 6.5km
- Epworth Geelong Hospital – 8.8km

Public transport and access

- Barwon Heads Road – 400m
- Boundary Rd/Barwon Heads Rd Bus Stop – 1.1km
- Surf Coast Highway – 2km
- Marshall Train Station – 4.1km
- Waurm Ponds Train Station – 7km
- Geelong Ring Road/ Princes Hwy – 7.3km
- Geelong CBD – 10.4km
- Great Ocean Road – 15.6km



This map is provided solely for the purpose of providing an impression of the development called "Banksia", as well as the approximate location for existing and proposed facilities, amenities, services or destinations, and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. Stockland makes no representations and gives no warranties about the future developmental potential of the site, or the current or future location or existence of any facilities, amenities, services or destinations. All images and statements are based on information available to, and the intention of, Stockland at the time of creation of this map (February 2025) and may change due to future circumstances. This map is not a legally binding.

Life at **Armstrong**

At the heart of ARMSTRONG is Club Armstrong, a \$9.5 million residents-only club to indulge the mind, body and soul. This state-of-the-art facility features an undercover heated pool, an outdoor resort pool, fully equipped gym, tennis courts, the famous local 9 Grams café, function spaces, parents' rooms and more!





City life at your doorstep

The under-construction Mount Duneed village will bring everything to you. Visitors to the village will be able to shop at the IGA and a Chemist Warehouse, and dine at a cafe, Italian and Indian restaurants. Other amenities will include medical and dentist facilities, a hairdresser, an Omega daycare and a Saltwater Learn to Swim pool centre.



Remarkable location

Hit the coast for some surfing, fishing or just to get amongst the action and fun. Not to stop short at the beautiful beaches, the Surf Coast offers some of the region's best fish & chips, as well as shopping opportunities from Australia's largest Surf wear brands.

Remarkable community

ARMSTRONG offers something for every lifestyle with eight distinct lifestyle precincts, each unique in position and character. ARMSTRONG's \$2.6million District Park is spectacular. With expansive grounds and heaps of play equipment for all ages, it has fast become a 'destination park' for the entire region to enjoy.



Your healthy community

Life at ARMSTRONG means the entire family can embrace a healthy life. This picture-perfect community is complete with over 30kms of walking and cycling tracks, as well as 24 hectares or parks, wetlands, sporting fields and green spaces.



Unity 19

We've designed the Unity 19 to maximise space and provide a feeling of luxury – also providing a single car garage to the property. Boasting a large glass sliding door to the rear of the home, the kitchen and living area is full of natural sunlight. The functional layout places the laundry on the ground floor and there is handy access to the kitchen from the garage.



Internal

3 2.5 1

Home Area:	85.05m ²
Lot Area:	142m ²
Lot Length:	21m
Lot Width:	6.75m



Corner

3 2.5 1

Home Area:	88.86m ²
Lot Area:	198m ²
Lot Length:	21m
Lot Width:	9.63m



See our townhouses on display

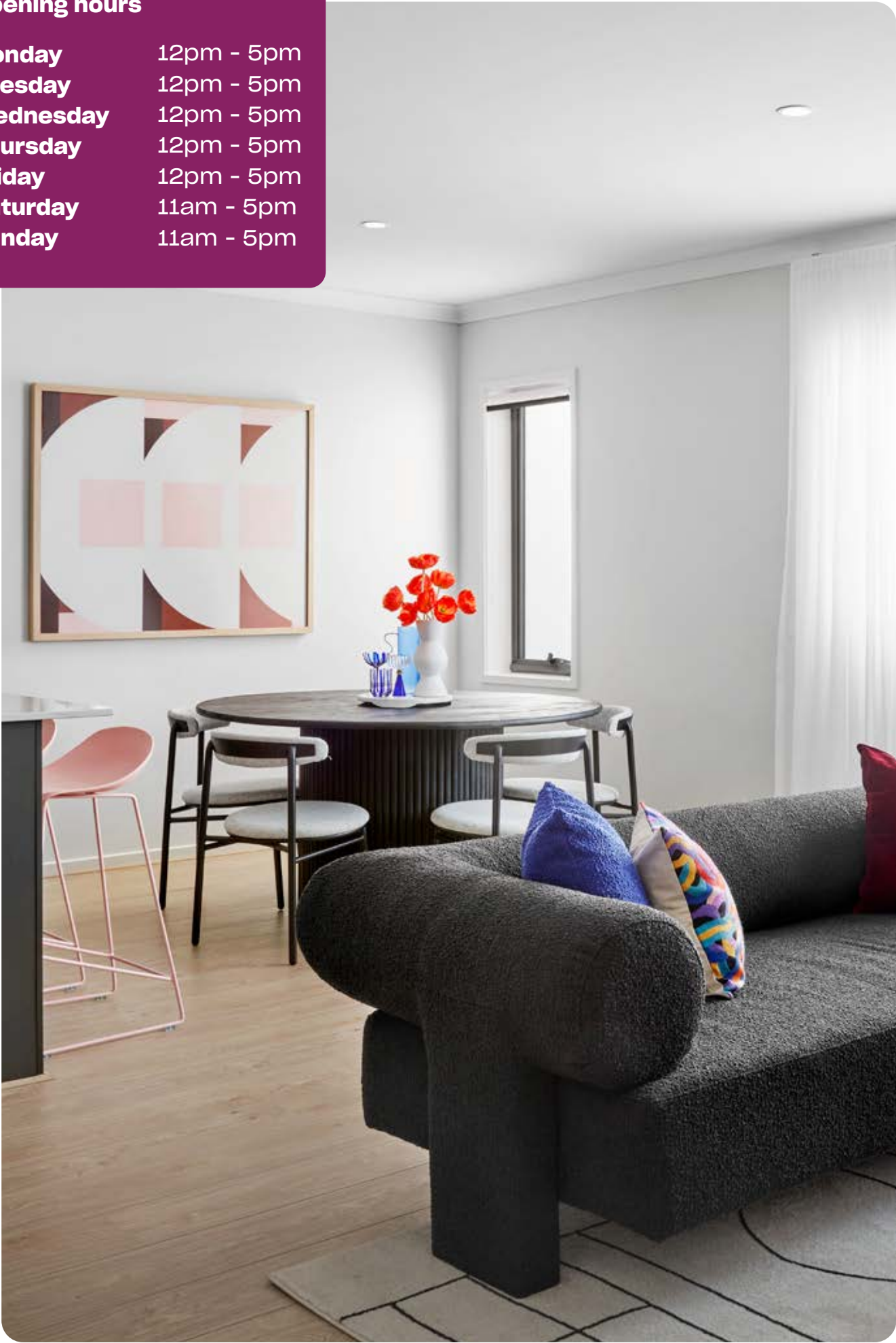
 14 - 18 McKinley Drive
Truganina 3029

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



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



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