

Your **new** townhouse awaits



Artist impression only.



Stockland | Averley



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 99,000 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's impression. Subject to change.

Where adventure and convenience meet.

Averley offers the best of both worlds—peaceful rural living and modern convenience. Surrounded by parks, wetlands, and nature reserves, this new community provides ample open space to explore and relax. With 20 hectares of parkland and nature trails just outside your door, Averley invites you to enjoy an active, outdoor lifestyle. It's also part of the new Pakenham East PSP, with easy access to the proposed town center, local cafés, and the vibrant Pakenham Main Street.

 Stockland | Averley

Everything you need at your doorstep

Averley is a unique community that blends the tranquility of nature with the convenience of modern living.

Located within a stunning natural setting of parks, wetlands, and nature reserves, Averley offers an abundance of parkland and expansive open spaces for outdoor enthusiasts. You'll find nature trails to explore, picturesque views of rolling hills, and peaceful areas to unwind, all just moments from home.

The community is part of the growing Pakenham East PSP, ensuring residents are among the first to enjoy the new suburb's amenities. The proposed town center will provide convenient access to shopping, dining, and essential services, while the nearby Pakenham Main Street offers even more options for local cafés, pubs, and restaurants. Averley is also a gateway to local adventures—whether it's browsing fresh produce at farmer's markets, visiting nearby vineyards, or exploring nearby natural gems like Bunyip State Park. The area also offers easy access to family-friendly attractions like Gumbuya World, making weekends full of exciting options. Living in Averley means enjoying a perfect mix of nature, convenience, and adventure.



Highlands Sales and Information Centre

Education and childcare

- Proposed Primary School^
- Aspire Childcare Pakenham – 5.6km
- Pakenham Twinklekids Early Learning Centre – 6.2km
- The Learning Sanctuary Pakenham – 6.3km
- Pakenham Primary School – 3.2km
- Pakenham Lakeside Primary School – 9.9km
- John Henry Primary School – 10.4km
- Pakenham Secondary College – 6.4km
- Beaconhills College – 7.2km
- Lakeside College – 7.9km

Shopping and services

- Future Town Centre^
- Cardinia Lakes Shopping Centre – 3km
- Pakenham Central Marketplace – 5.4km
- Pakenham Place Shopping Centre – 5.8km
- The Drake Tavern/Railway Hotel Pakenham – 5.8km
- The Cornerstone Cafe – 6.1km
- Village Lakeside Shopping Centre – 7.8km
- Bunnings Pakenham – 8km

Public transport and access

- Princes Freeway entry – 3.3km
- East Pakenham Station – 4.1km
- Nar Nar Goon Railway Station – 4.6km
- Pakenham Train Station – 6km

Leisure Centres

- Pakenham & District Golf Club – 5.7km

Parks and open spaces

- Future Hilltop Park
- Future Local Parks
- Eastone Reserve – 3.5km
- Vantage Drive Reserve – 4.2km
- Toomuc Reserve – 7.5km
- Lakeside Pakenham – 8.2km

Attractions

- Proposed Community Centre^
- Pakenham Main Street Cafes & Restaurants – 6.2km
- Gumbuya World – 11.4km
- D'Angelo Estate Vineyard – 13.1km
- Mornington Peninsula – 60km

Masterplan supplied for the purpose of providing an impression of Stockland Averley 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 Averley as at September 2026. 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 (September 2026). ^Subject to planning approval.

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.

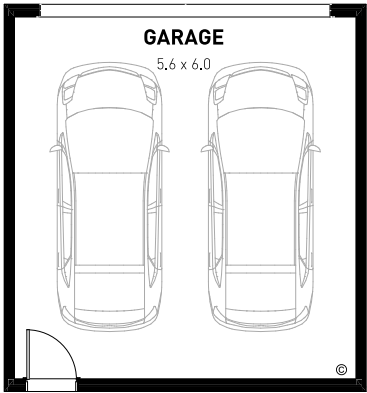
The stunning open-plan living opens out to a private courtyard providing the perfect space to wind down and relax. Living life in the Octave couldn't be more perfect.



Internal

3 2.5 2

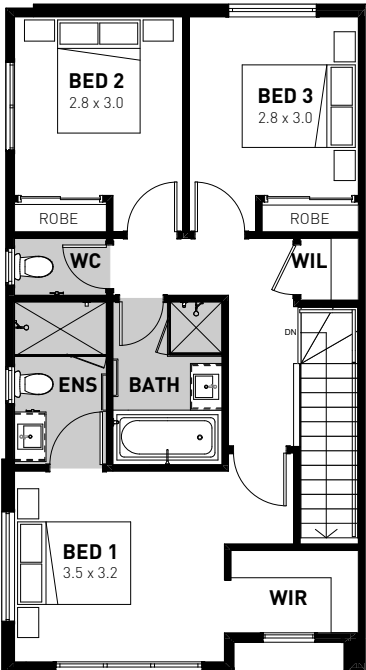
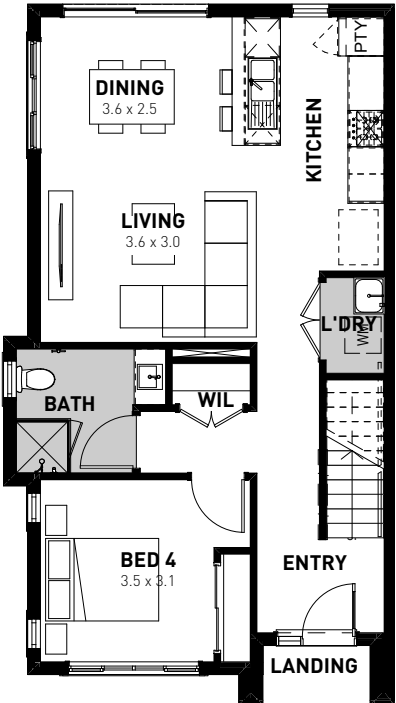
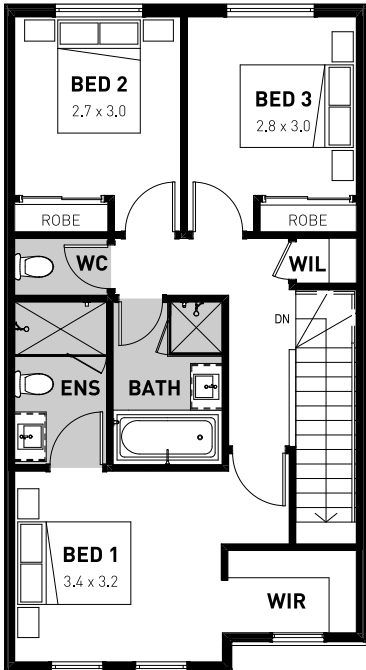
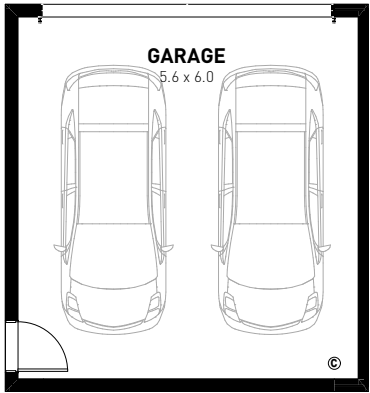
Lot area:	168m ²
Lot Length:	28m
Lot Width:	6m



Corner

4 3 2

Lot area:	208m ²
Lot Length:	28m
Lot Width:	7.5m



Images used for illustrative purposes only and may show decorative items not included in the price. Floorplan features may vary from those shown. For detailed drawings, inclusions, pricing and specifications, please speak to a New Homes Consultant. For the full terms and conditions please visit <https://vic.homebuyers.com.au/disclaimer>

Images used for illustrative purposes only and may show decorative items not included in the price. Floorplan features may vary from those shown. For detailed drawings, inclusions, pricing and specifications, please speak to a New Homes Consultant. For the full terms and conditions please visit <https://vic.homebuyers.com.au/disclaimer>

See our townhouses on display

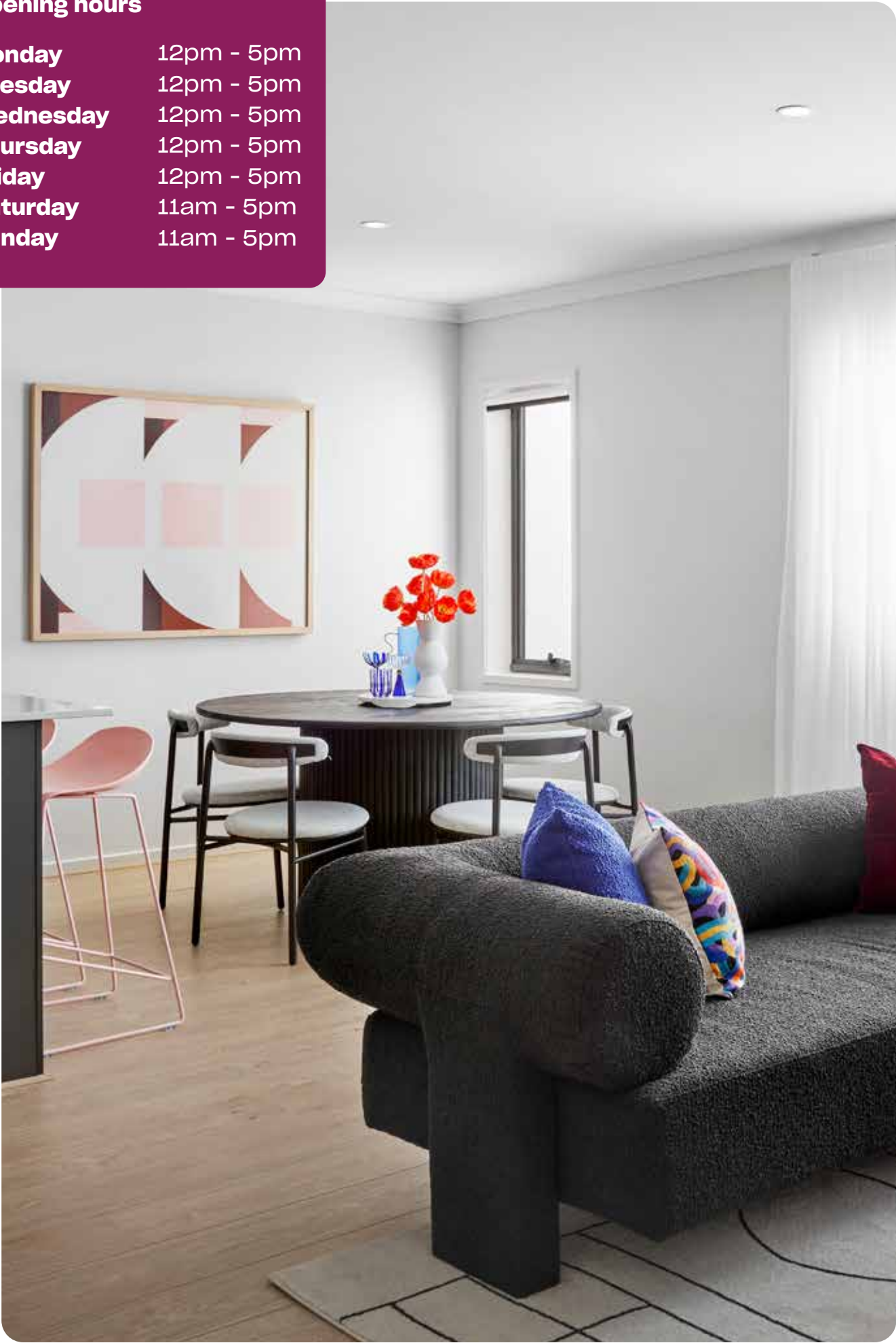
 14 - 18 McKinley Drive
Truganina 3029

Visit Victoria's largest townhouse display centre at Stockland's Mt Atkinson estate and walk through three uniquely designed premium townhouses, featuring the Etto 16 itself.



Opening hours

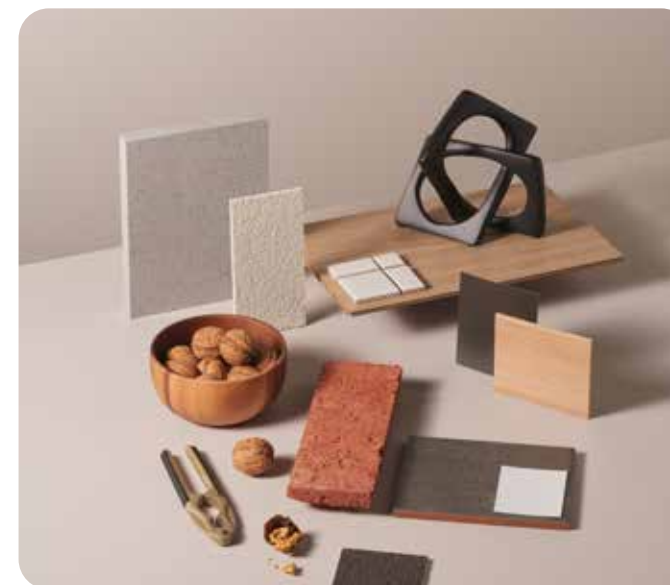
Monday	12pm - 5pm
Tuesday	12pm - 5pm
Wednesday	12pm - 5pm
Thursday	12pm - 5pm
Friday	12pm - 5pm
Saturday	11am - 5pm
Sunday	11am - 5pm





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 Inalco stainless steel electric oven under bench
- 2 600mm Inalco stainless steel gas cooktop
- 3 600mm Inalco 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 Inalco 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





homebuyers.com.au 131 751

All plans are protected by copyright and are owned by ABN Group (Vic) Pty Ltd. The building practitioner is ABN Group (Vic) Pty Ltd trading as Homebuyers Centre, registration number CDB-U 49215. Images and photographs are for illustrative purposes only and may depict fixtures, finishes, features, furnishings and landscaping not supplied by Homebuyers Centre. The information contained within this brochure is to be used as a guide only and Homebuyers Centre makes no guarantees about the accuracy or completeness of the information contained within it. For more information on our build process, pricing or specifications, please contact your New Homes Consultant. All information contained within this brochure is accurate at time of printing (September 2026). BH0760.