

Your **new** townhouse awaits



Artist impression only.



Stockland | Aurora



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 Aurora

Aurora is perfectly positioned 31km north of Melbourne's CBD, between established Epping and thriving Wollert. The estate features green open spaces, walking and cycling paths, established parks, schools, shops, community facilities and more. Enjoy the convenience of urban living with the relaxed feel of a close-knit community at Aurora.

Join a thriving community

Stay connected to the best of Melbourne's North.

Aurora is a thriving master-planned community located between Epping and Wollert, just 31km north of Melbourne's CBD. Designed for modern living, Aurora offers a perfect balance of convenience and connection - with schools, parks, walking and cycling paths, and Aurora Village all within easy reach. Surrounded by green open spaces and a welcoming community atmosphere, Aurora provides an ideal setting to enjoy an urban lifestyle with a relaxed, neighbourhood feel.

**Sales and information centre**

**Early Education and Schools**

**Shopping and services**

**Public transport and access**

**Medical Centre**

**Recreation**

**Community Centres**

Future Parks
Future Playing Fields
Future Sports Reserve
Cycling Path
Aurora Adventure Playground
Garigal Way Park Playground
Treetops Park
Aberfeldy Park Playground
Macedon Parade Linear Reserve Playground
Contempo Park Playground
Edgars Creek Oval
Anglesea Park
Augusta Park Playground
Kobe Park and Playground
Courances Park Playground
Harvest Home Primary School Oval
Aurora Park
Lehmann's Farm Park North
Gammage Park
Greenfields Park Playground
Prism Park Free Public Tennis Courts
Harvest Home Recreation Reserve

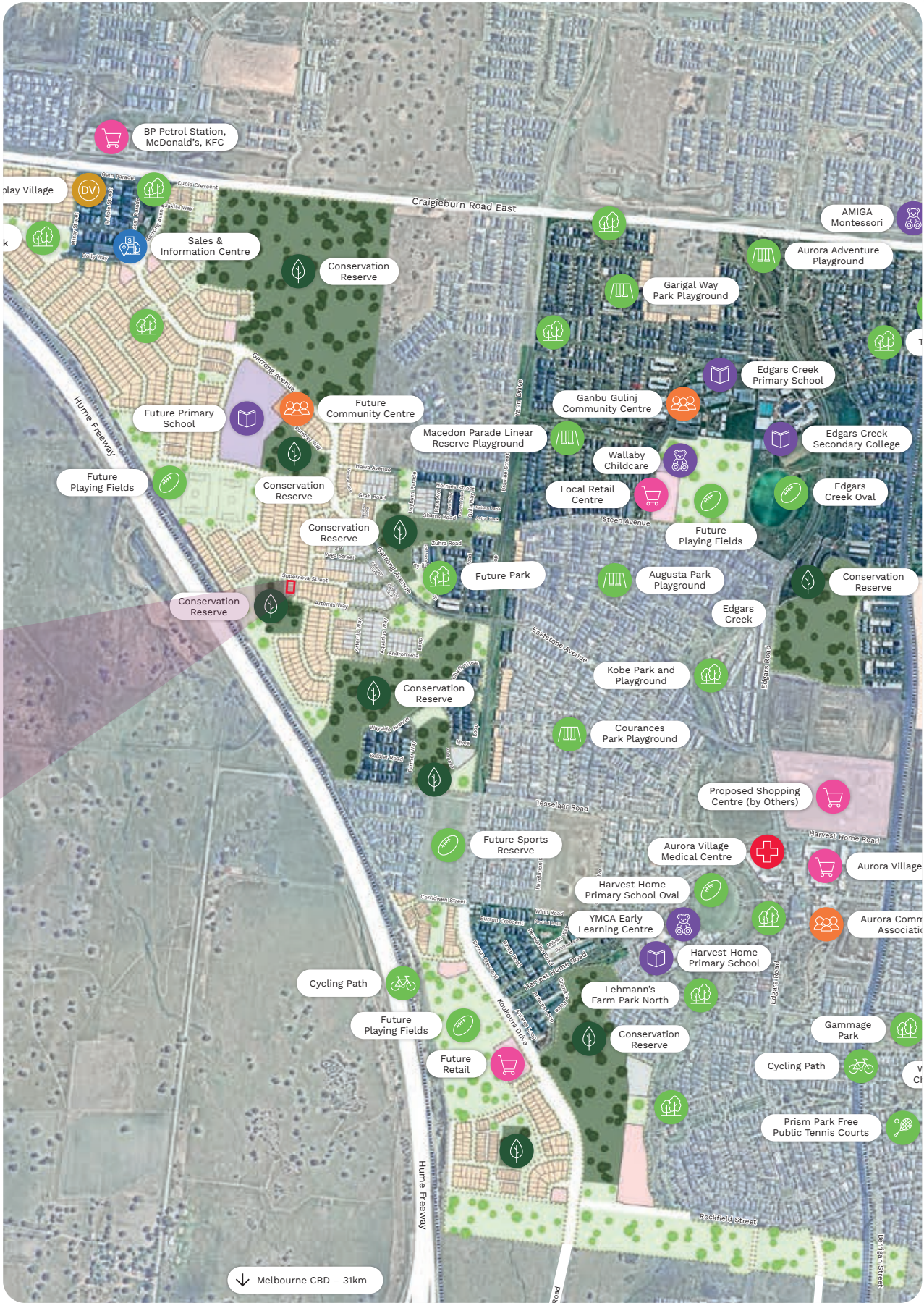
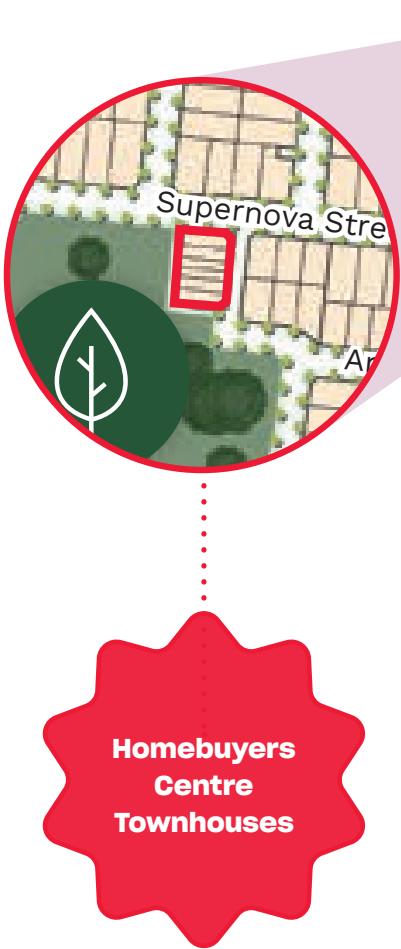
Future Community Centre
Ganbu Gulinj Community Centre
Aurora Community Association

Ganbu Gulinj Community Centre Kindergarten – 2.3km
Wallaby Childcare Wollert – 2.6km
YMCA Early Learning Centre – 4.1km
Wallaby Childcare Epping – 5km
Future Primary School
Edgars Creek Primary School – 2.2km
AMIGA Montessori – 2.3km
Harvest Home Primary School – 4.2km
St Mary of the Cross MacKillop – 4.9km
Edgars Creek Secondary College – 2.4km

Future Retail
Local Retail Centre
Proposed Shopping Centre (by Others)
Aurora Village – 4km
BP Petrol Station, McDonald's, KFC
Pacific Epping Shopping Centre – 11.7km

Craigieburn Train Station – 6.2km
Epping Train Station – 12.5km

Aurora Village Medical Centre – 3.9km
Northern Hospital Epping – 11km



Masterplan supplied for the purpose of providing an impression of Stockland Aurora 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. 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 (January 2025).



City life at your doorstep

From your local coffee spot to your weekly shop or to your beauty appointment, Aurora has everything you need. You can travel 11.7km out of Aurora to Pacific Epping with over 230 stores available to you.



Stay Connected

Located just 31km north of Melbourne's CBD, Aurora has direct freeway access to the city or regional Victoria from the Hume highway. You can catch the train from the South Morang or Epping station, or catch one of the four regular bus routes servicing the Aurora precinct.

Remarkable community

Home to families at all stages of life, Aurora offers education for children to learn and flourish. Including early childhood education, primary and secondary schools. Your family is sure to be supported with a wealth of opportunities.



Your healthy community

Aurora is home to parks, bike trails, basketball and tennis courts, footy fields and waterplay, there is something for every age. The estate is designed for the family to get out and about, unwind, recharge or burn off some energy.

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.

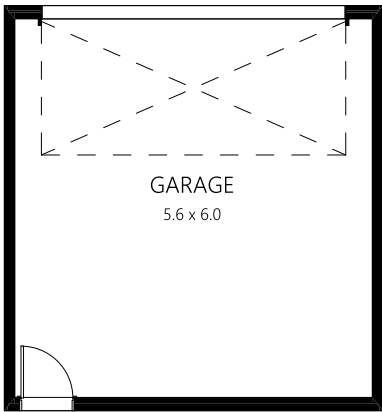
The stunning open-plan living opens out to a private courtyard providing the perfect space to wind down and relax. Living life in the Octave couldn't be more perfect.



Internal

3 2.5 2

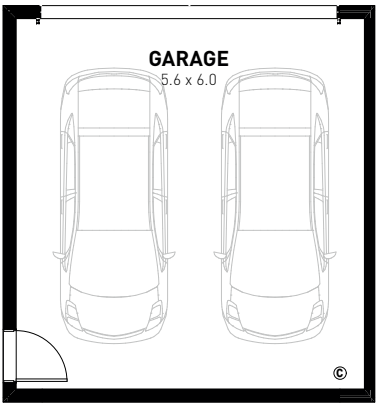
Home Area:	170.65m ²
Lot Area:	150m ²
Lot Length:	25m
Lot Width:	6m



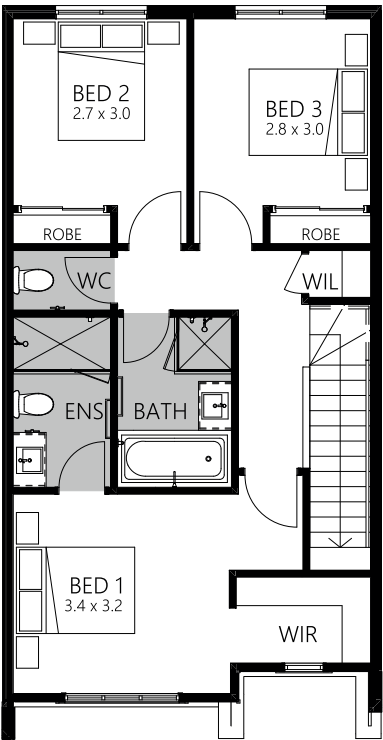
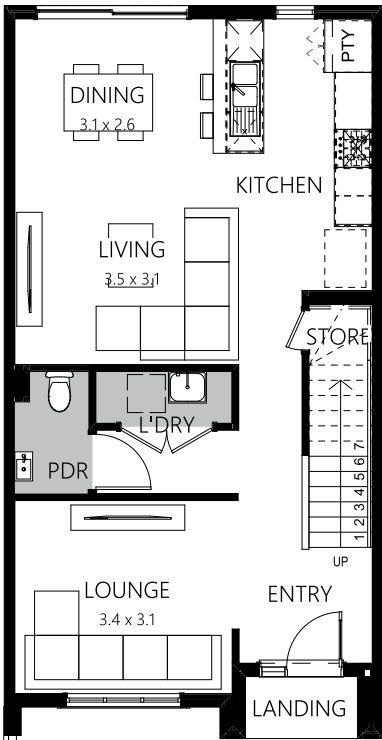
Corner

4 3 2

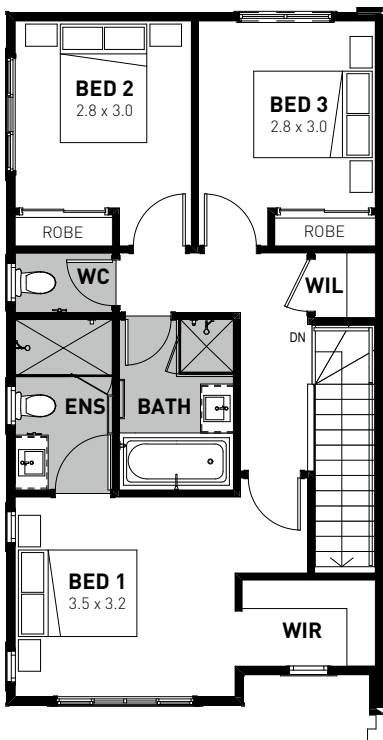
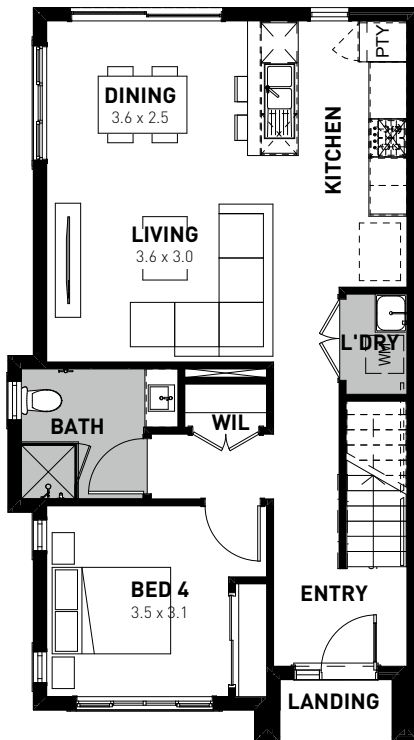
Home Area:	172.59m ²
Lot Area:	187m ²
Lot Length:	25m
Lot Width:	7.5m



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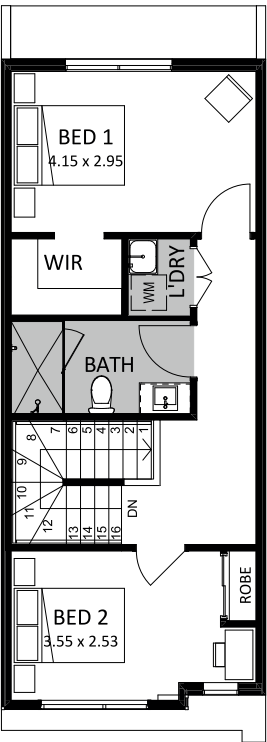
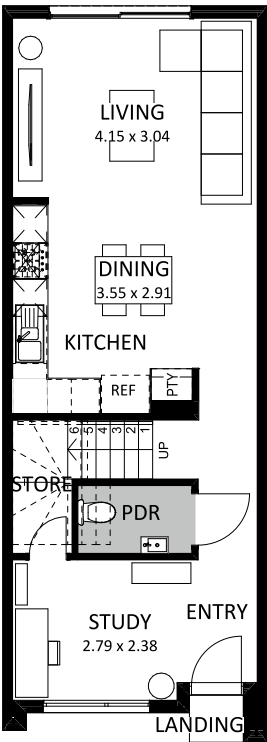
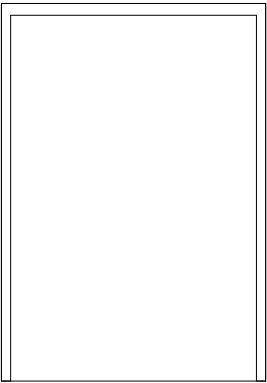
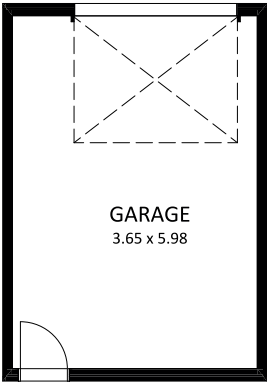
Octave 14

Stylish and functional, the Octave 14 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

Home Area:	132.16m ²
Lot Area:	112m ²
Lot Length:	25m
Lot Width:	4.5m



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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

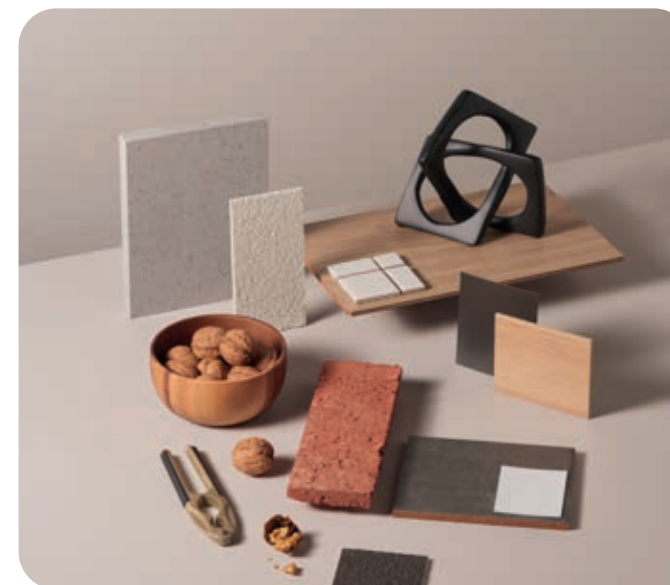
Monday	12pm - 5pm
Tuesday	12pm - 5pm
Wednesday	12pm - 5pm
Thursday	12pm - 5pm
Friday	12pm - 5pm
Saturday	11am - 5pm
Sunday	11am - 5pm





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!

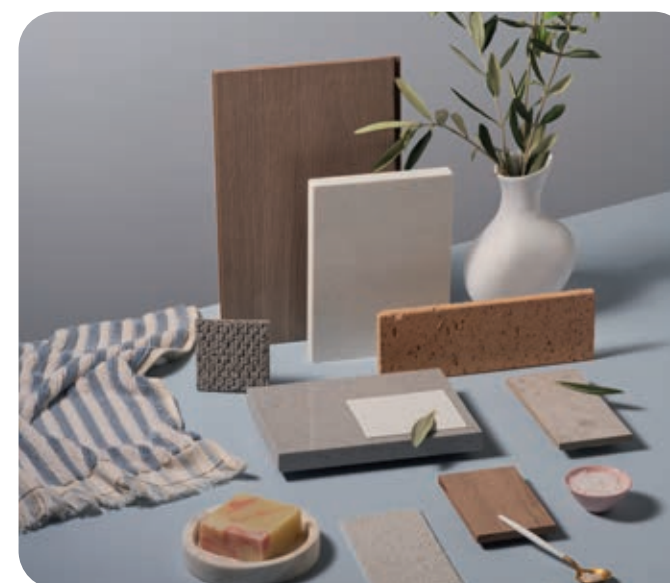
Perfect for the young professional couple or contemporary family, Homebuyers Centre's spin on this industrial style combines hard wearing, textural elements with sleek and stylish finishes to create a home that is bold and modern.



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



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



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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