



URBANTM LIVING

BY HOMEBUYERS CENTRE

**INTRODUCING THE OCTAVE
AND KAYA AT THE GROVE.**



CALLING ALL FIRST HOMEBUYERS AND DOWNSIZERS: TIME TO UP YOUR LIFESTYLE.

Homebuyers Centre and Frasers Property are proud to bring you a new selection of brand new double storey townhomes at The Grove, Tarneit. Offering 2, 3 and 4 bedroom options, each home will be turnkey, including front and rear landscaping, letterbox, clothesline and fencing. Everything you need to turn the key and move in.

LIVE PROUD AT THE GROVE

Unlike any other community in Melbourne's west, The Grove's naturally stunning landscape is bordered by two waterways, with a future wetlands inbetween. There are six great reasons to call The Grove home:

1. A LEISURELY PACE

At The Grove you will be only minutes by foot from the proposed town centre, community centre, schools, sporting ovals, train station and bus stop.

2. LASTING HAPPINESS

There is a choice of neighbourhoods at The Grove. Whatever your life stage, you'll always be able to have the lifestyle that makes you happy.

3. THE BEST START

The proposed primary and secondary schools will join the already established and highly regarded childcare centres, kindergartens and private schools that are nearby.

4. WELLBEING

At The Grove, there are many proposed parklands, existing themed playgrounds, even a future oval. Or you can use the sporting facilities at neighbouring Wootton Reserve.

5. ABUNDANCE

In Melbourne's popular west is this picture-perfect, natural setting. Add the proposed town and community centres, shops, schools, parks, sports grounds, with all the amenity in neighbouring areas, and here is an abundant life for every family.

6. GOOD FRIENDS

Those who live at The Grove love it, and you will too. Build a life among people, like you, who want the best for their families.

START
YOUR NEW
FUTURE
BY THE
RIVER.

New Village
Coming Soon

East Village

Sabha

HOMEBUYERS
CENTRE
TOWNHOMES

Legend

- Display Village
- Sold
- Future Residential
- Schools
- Non-Residential

an's House
tigate Site

Hogans Rd

This plan is an illustration for decorative purposes only. It is not to scale and should not be used as a guide. Subject to change and planning approval.

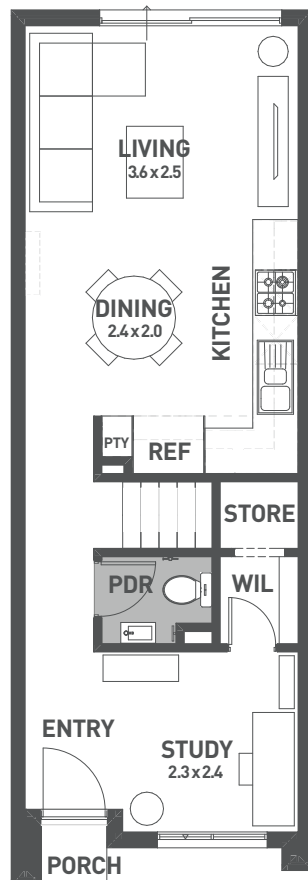
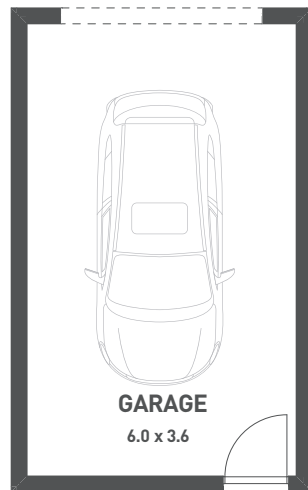


- SHOPPING AND AMENITIES**
 - Proposed Town Centre
 - Proposed Community Activity Centre
 - 3.5km to Coles Tareilly West and 2.7km to Tareilly Gardens Shopping Centre
 - 6.5km to Pacific Werribee Shopping Centre with Myn, restaurants, cafes and Village Cinema
 - 5km to Tareilly Central
- PUBLIC TRANSPORT AND ACCESS**
 - Located 31km from Melbourne's CBD
 - Just minutes from Tareilly Train Station
 - Close to Bus Route 442 with connections to Pacific Werribee Shopping Centre and Hoppers Crossing Train Station
- PARKS AND OPEN SPACE**
 - Playgrounds
 - Walking/cycling paths
 - Sporting Facilities
 - Community Centre
- EDUCATION AND CHILDCARE**
 - Proposed state primary and secondary school
 - Existing childcare centres within the local area
 - Just minutes to Westbourne Grammar, Good News Lutheran College, Melbourne Islamic College and Bethany Catholic Primary School

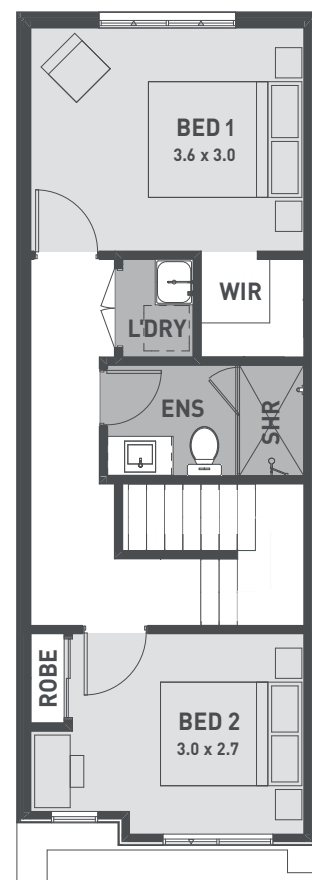


CODA 12

2 | 1.5 | 1



GROUND FLOOR

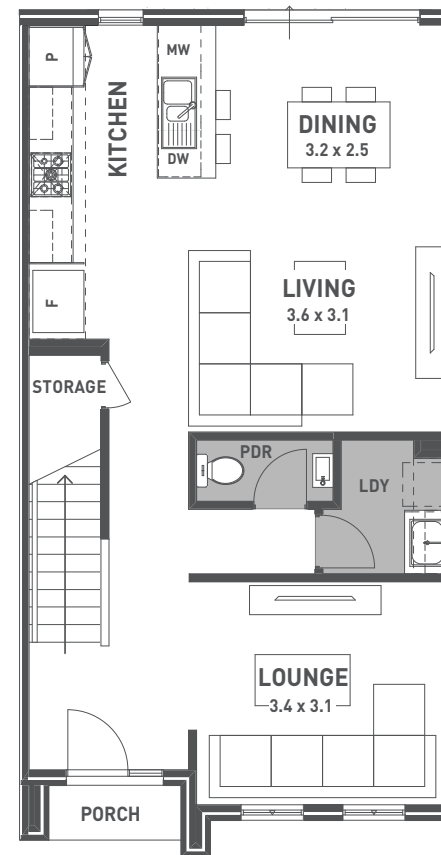
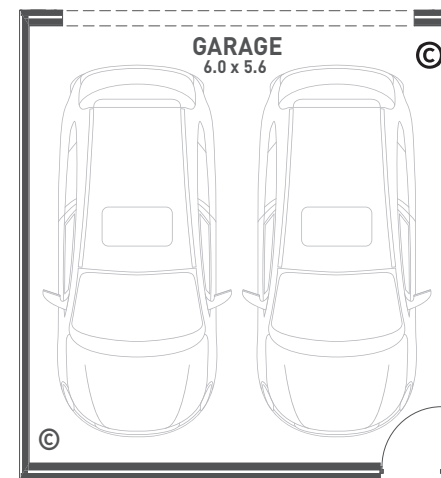


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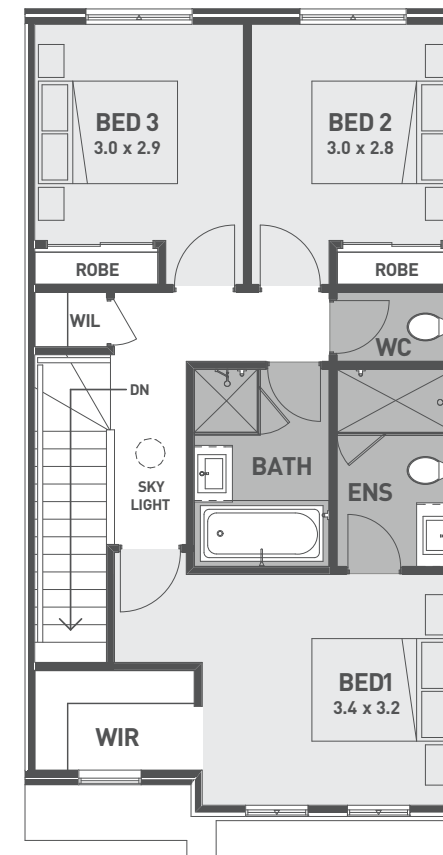


OCTAVE 18

3 | 2.5 | 2



GROUND FLOOR

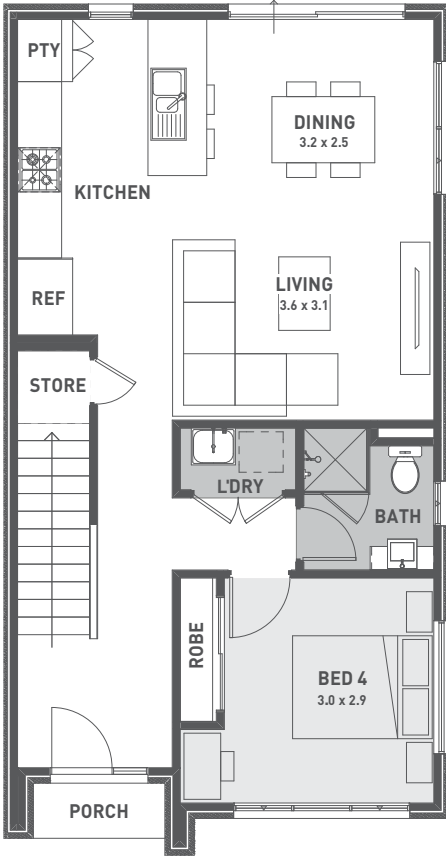
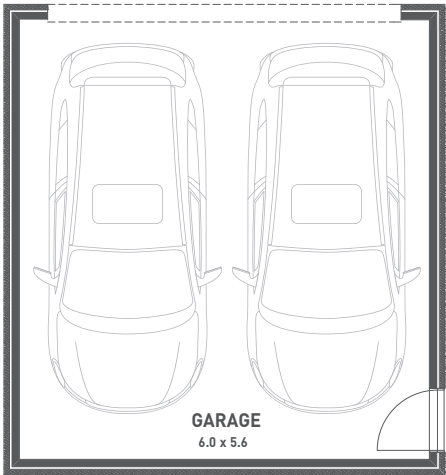


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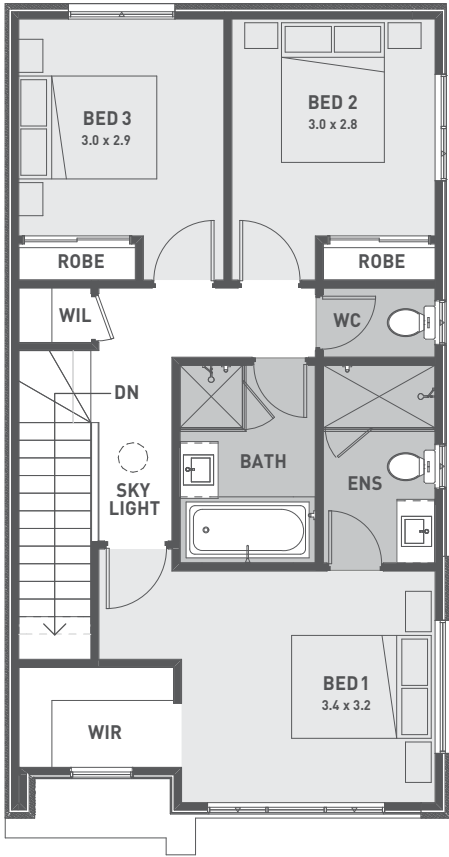


OCTAVE 18

4 | 3 | 2



GROUND FLOOR

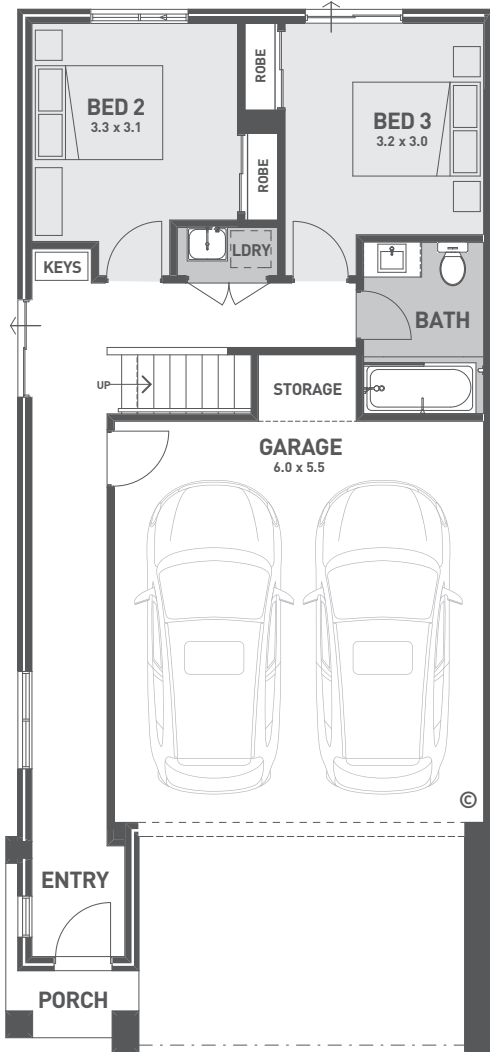


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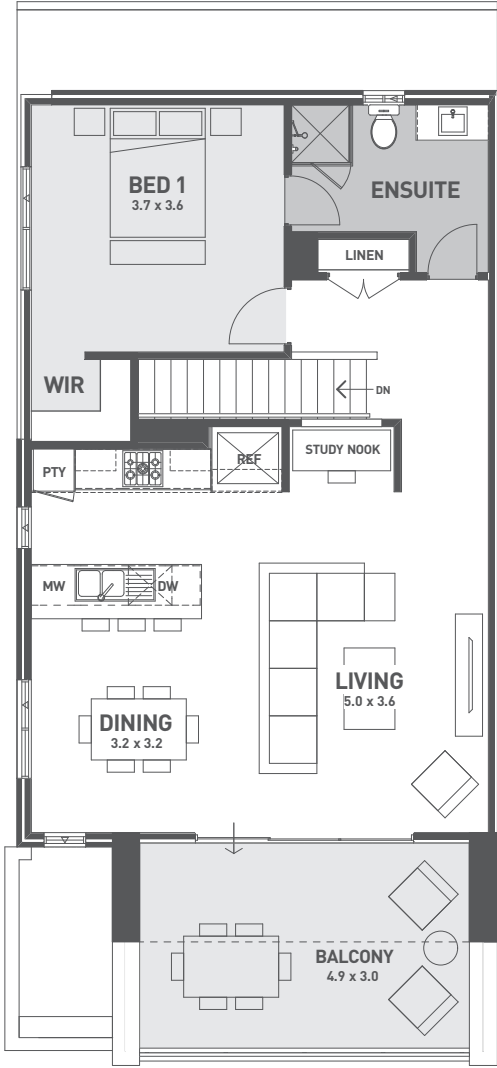


KAYA 20

3 | 2 | 2



GROUND FLOOR



FIRST FLOOR

EXCEPTIONAL FEATURES THAT COME AS STANDARD.

BUILDING INCLUSIONS

- Australia's finest products and services used throughout every home we build
- Built by quality tradespeople
- Homeowners warranty insurance
- Energy rating compliance
- Termite protection to slab penetrations
- Engineer's soil report and footing esign, contour survey, building permit issued by registered building surveyor and water authority permits
- Engineer designed concrete waffle slab
- Connection of services to underground power, water, sewer and gas
- Connection to fibre optic and recycled water network

EXTERNAL

- Architectural facade
- Sectional overhead COLORBOND® garage door with remote control and two handsets
- Rendered autoclaved aerated concrete facade
- Exposed aggregate concrete to driveway, path and porch
- Metal roofing
- Metal fascia & barge, quad gutter & rectangular downpipes
- Two external garden taps
- Fencing (refer to working drawings for details)
- Front and rear landscaping (refer to working drawings for details)
- Letterbox

SECURITY AND DOORS

- Feature front entry door with quality lever handle
- Deadlocks to all external doors
- Superior quality aluminium windows and sliding doors with locks and energy efficient weather seals to all openings
- 2040mm high flush panel internal doors
- Quality chrome lever passage sets including privacy latch to bathroom, WC and ensuite doors (where applicable)

OCTAVE

ARCHITECTURAL FACADE

FRONT AND REAR LANDSCAPING

LETTERBOX

INTERNAL

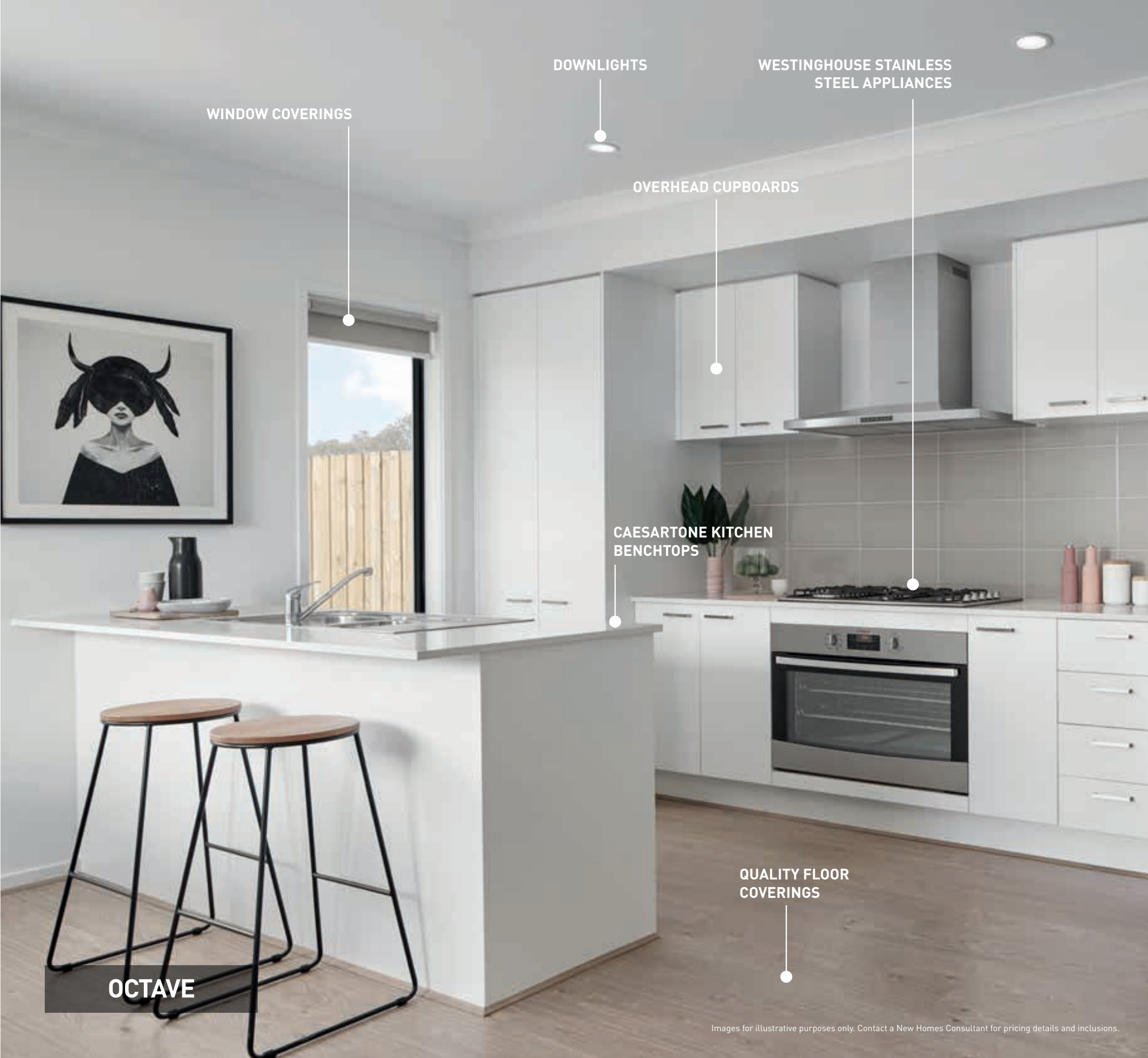
- Reverse cycle split system air-conditioning
- Full painting with quality paint to ceilings, walls, doors, door frames, eaves and meterbox
- Stabilised machine graded pine wall frame (superior product used to reduce frame movement and ensure straighter walls)
- Quality floor coverings throughout (refer to working drawings for details)
- Category 1 Carpet to bedrooms and passage
- Nylon mesh flyscreens to all sliding windows and sliding doors
- Roller blinds to all sliding doors and windows (excluding laundry)
- Walk-in robe with melamine shelf and hanging rail or built-in robe with vinyl sliding door, melamine shelf and hanging rail [refer to plan]
- Linen cupboard with white melamine shelves
- LED downlights to main living areas and ample double power points
- Approved electricty safety switch and circuit breakers to meter box
- Hard wired electronic smoke detectors
- 67mm skirtings and 42mm architraves (single bevelled MDF)
- Insulation to walls and ceiling as required to achieve energy rating compliance
- Draught weather seals to all external doors
- 75mm air cushion doorstops to external and internal doors

KITCHEN

- 600mm Westinghouse wide stainless steel electric under bench oven
- 600mm Westinghouse wide stainless steel gas cooktop
- 600mm wide stainless steel slideout rangehood with overhead cupboards (includes tiling to underside of rangehood)
- Dishwasher provision with cold water supply and single power point
- Deluxe double bowl stainless steel sink with chrome mixer dishwasher provision with cold water supply & single power point
- White lined cupboards with 20mm Caesarstone kitchen benchtops and cupboards with architectural handles
- Laminated kick rail
- Overhead cupboards to fridge space

BATHROOM

- Showers with 2100mm high tiling and tiled shower base
- Semi frameless shower screen with pivot door and clear laminated safety glass
- Ceramic tiling to floors and skirtings of bathroom. WC, ensuite and laundry (where applicable)
- White vitreous china inset basins
- Vanities to bathroom and ensuite with laminate benchtops and doors and architectural handles
- Polished edge mirror above vanity benchtops
- Designer chrome mixer tapware to basins, bath and shower with deluxe hand held slide rail
- White vitreous china toilet pan and cistern
- Chrome towel rail to bathroom and ensuite
- Chrome toilet roll holders



OCTAVE

Images for illustrative purposes only. Contact a New Homes Consultant for pricing details and inclusions.

A man and a woman are sitting on a light grey sofa in a bright, modern living room. The man, on the left, has a beard and is wearing a light blue button-down shirt and dark pants. The woman, on the right, has long brown hair and is wearing a black t-shirt and dark pants with a tear at the knee. They are both looking down at a small, fluffy golden retriever puppy that is sitting on the woman's lap. The man's hand is resting on the dog. The sofa has several pillows, including a white one with a blue and black pattern and a large grey one with a knot design. A dark grey, textured blanket is draped over the right side of the sofa. In the background, a white shelf holds several potted plants, including a large green leafy plant on the left and several smaller ones on the right. The wall is white and the overall atmosphere is warm and cozy.

**ELEVATE
YOUR
LIFESTYLE
TODAY AT THE
GROVE.**

YOU WANT TO WORK WITH SOMEONE WHO CARES. AND, WE GENUINELY DO.

We are driven by customer service, to ensure you're looked after every step of the way. To top it off, we give you a 6-Point Quality Guarantee, that should make you feel pretty confident.



Backed by the ABN Group.

The ABN Group began in 1978 with Webb Brown-Neaves and we've been building ever since. Today, we're Australia's leading construction, property and finance group, with a family of 22 companies across Western Australia and Victoria. Over the past 40 years, we've built more than 65,000 homes, everything from first homes to luxury residences and become the market leader. We've also provided finance for more than 27,000 homeowners. So, although you may be building your first home, we have built many. And with every home we build, we only get better.

Q SUPERIOR QUALITY

Making sure your build is top-notch.

At Homebuyers Centre we credit the quality of our new homes to four essential elements:

- Selection of superior materials
- Use of reliable diligent tradespeople
- Calibre of meticulous building supervision
- A combination of in-house and independent quality control inspections

🔒 GUARANTEED ASSURANCE

Always in the know.

Understanding the excitement that surrounds moving into a new home and the organisation required in relocating your family (and pets!) is a big project. We provide all of our clients with weekly updates on their construction and inform them how their build is tracking. From slab down to completion you'll know exactly where you stand.



Our relationship doesn't end when the construction of your home does.

Once your home is completed you will receive Homebuyers Centre Assist, our industry leading aftercare program.

The use of quality materials, fixtures and trades allow us to include the following on each new Homebuyers Centre home.

- 25 year structural guarantee
- 12 month service warranty

you first¹

You talk, we listen.

Customer service, customer service, customer service. It's what we live and breathe. So, we'll always ask you to provide feedback throughout your journey. This feedback helps us continually improve our product and service.

★ 6 STAR ENERGY RATING

An energy efficient home is a cost efficient home.

You don't have to do much to do your bit for the environment. Just build with us. You'll get energy efficient and water saving features that lower electricity bills and reduce greenhouse emissions which will save you money in the long-run.