

# Townhomes



The Octave Release

**SMITHS** LANE  
by mirvac

 Homebuyers  
Centre

TOWNHOMES – SMITHS LANE

# Come home to what matters at Smiths Lane



Artist's impression.

There's a place for everyone at Smiths Lane— a thriving community that's coming to life with abundant parklands, new schools, social cafés and more. Mirvac is proud to welcome you into the neighbourhood with the Octave Release, a collection of eight, 3 and 4 bedroom Townhomes delivered by Homebuyers Centre – one of Australia's most reliable and innovative home builders.

# Come home to life on the lane



## GRAND ENTRY & LANDSCAPING

Creating an impressive backdrop for your life on the lane are the grand entries and elegant landscaped streets.



## COHESIVE NEIGHBOURHOODS

Smiths Lane's individual neighbourhoods have been carefully planned to seamlessly integrate into the overall identity, character and charm.



## DISTINCTIVE LIVING

Contemporary design guidelines ensure high quality streetscapes and well considered neighbourhoods.



## PARKS & OPEN SPACES

Green open spaces are located around 200 metres from every home, providing all-age nature play, adventure parks and recreational activities.



## SPORTING GROUNDS & FACILITIES

A fit and active lifestyle is assured with the future football and soccer fields, cricket nets, playgrounds and tennis courts.



## CONVENIENT TOWN CENTRE

A local town centre is planned to ensure that residents are well catered for with essentials, fresh produce and plenty of dining options.



## VILLAGE GREEN

Meet with friends and family on the Village Green, a central space for community events and impromptu social gatherings.



## CONNECTED LIVING

Access nearby suburbs and Melbourne's CBD via the future upgraded Thompsons Road and Monash Freeway.



## SMITHS LANE HUB

This inspiring place comprises our community centre with multi-purpose spaces and our buzzing social enterprise cafe.



## EVENTS & ACTIVATIONS

Join in community events planned throughout the year from pop-up cinemas to farmers markets and group activities.



## CONSERVATION & SUSTAINABILITY

Smiths Lane eco-friendly focus means shady walkways, the use of recycled materials and the protection and enhancement of local biodiversity.



## LIFELONG LEARNING

The Clyde Grammar\* Campus, which opened in 2022, is the first of Smiths Lane's planned educational facilities and services that promote lifelong learning.



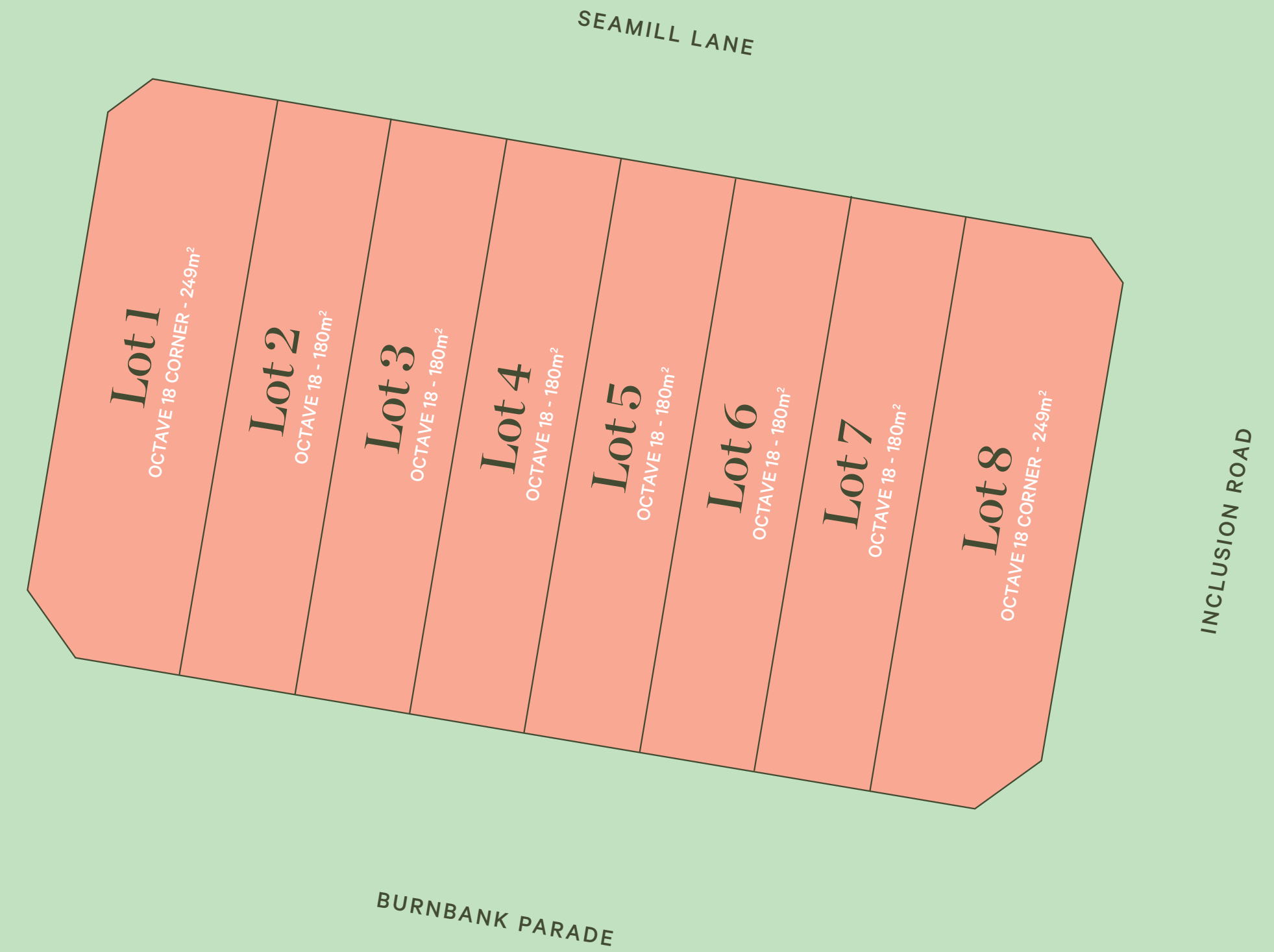
This masterplan is indicative of current and proposed amenity and infrastructure and is subject to change. The proposed amenity will not be owned or managed by Mirvac and timings and outcomes are outside of Mirvac's control and subject to delay, development approvals, statutory approvals and construction. \*Clyde Grammar and other proposed education institutions including the kindergarten and primary school and sporting reserve and community facilities are being delivered by third parties and are subject to delays and development approvals, statutory approvals and construction. Artist's impression only.

## Come home to a connected neighbourhood

Enjoy an active and outdoor lifestyle at Smiths Lane — a thriving community of abundant green open space, new schools, ample conveniences and more. The Octave Release is located in the centre of it all: fronting Burnbank Parade with ideal connections throughout the neighbourhood and in close proximity to Tilion Park and Lacey Park.



SUNLIGHT AVENUE



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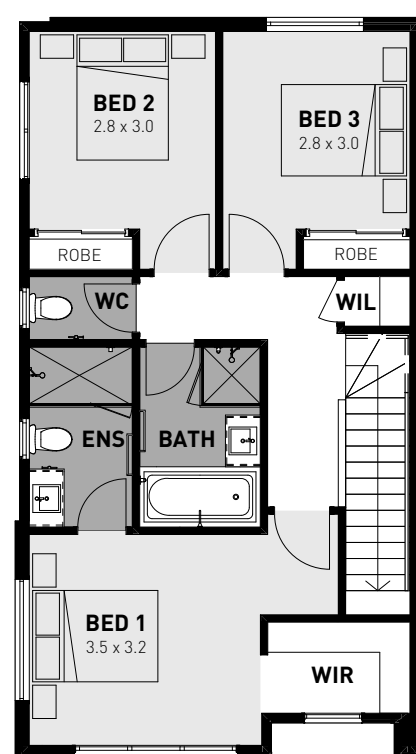
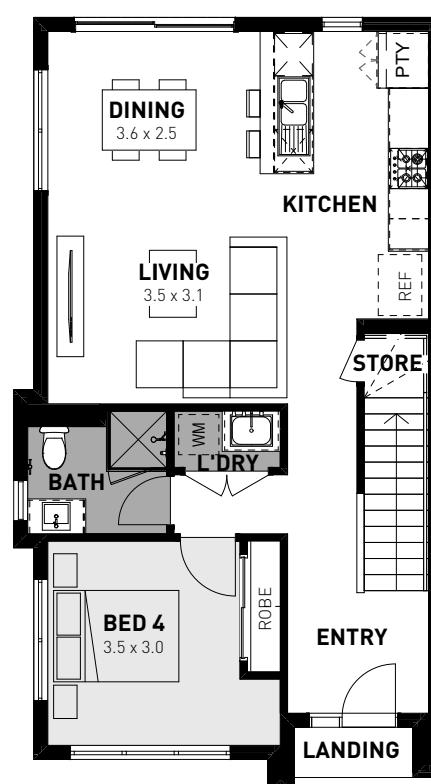
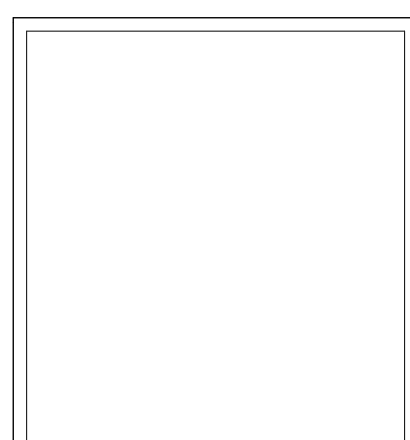
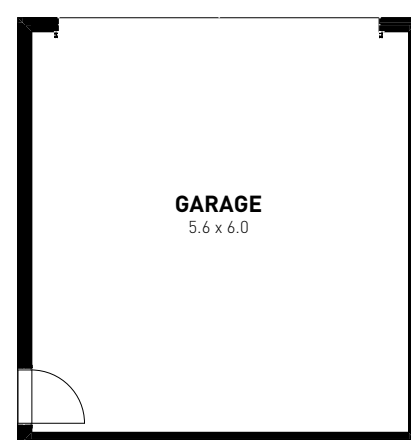
TOWNHOMES - FLOORPLANS

# Octave 18 CNR - 4 Bed

Lot 1 & 8 | 18sq | Lot Area: 249m<sup>2</sup>



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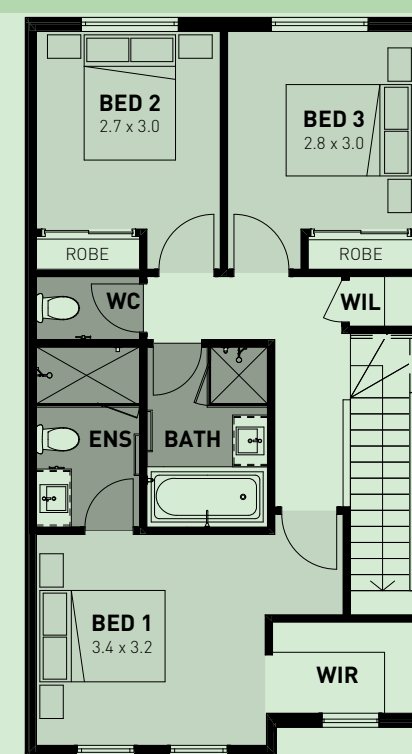
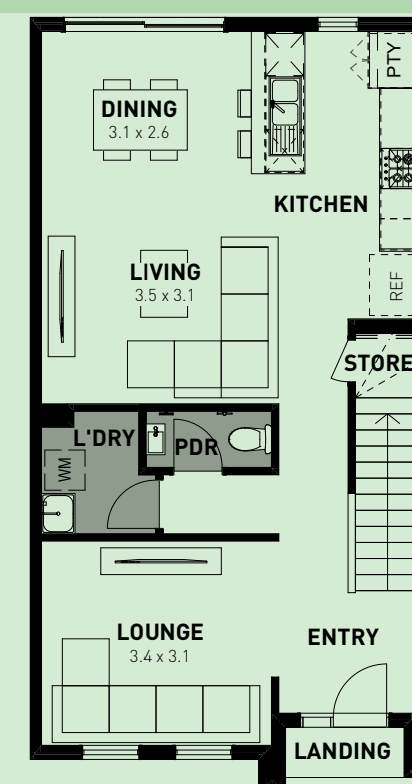
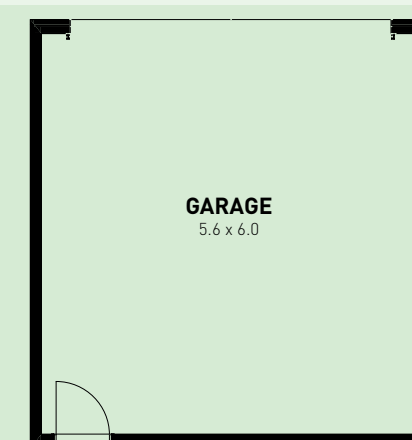
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# Octave 18 - 3 Bed

Lot 2 - 7 | 18sq | Lot Area: 180m<sup>2</sup>



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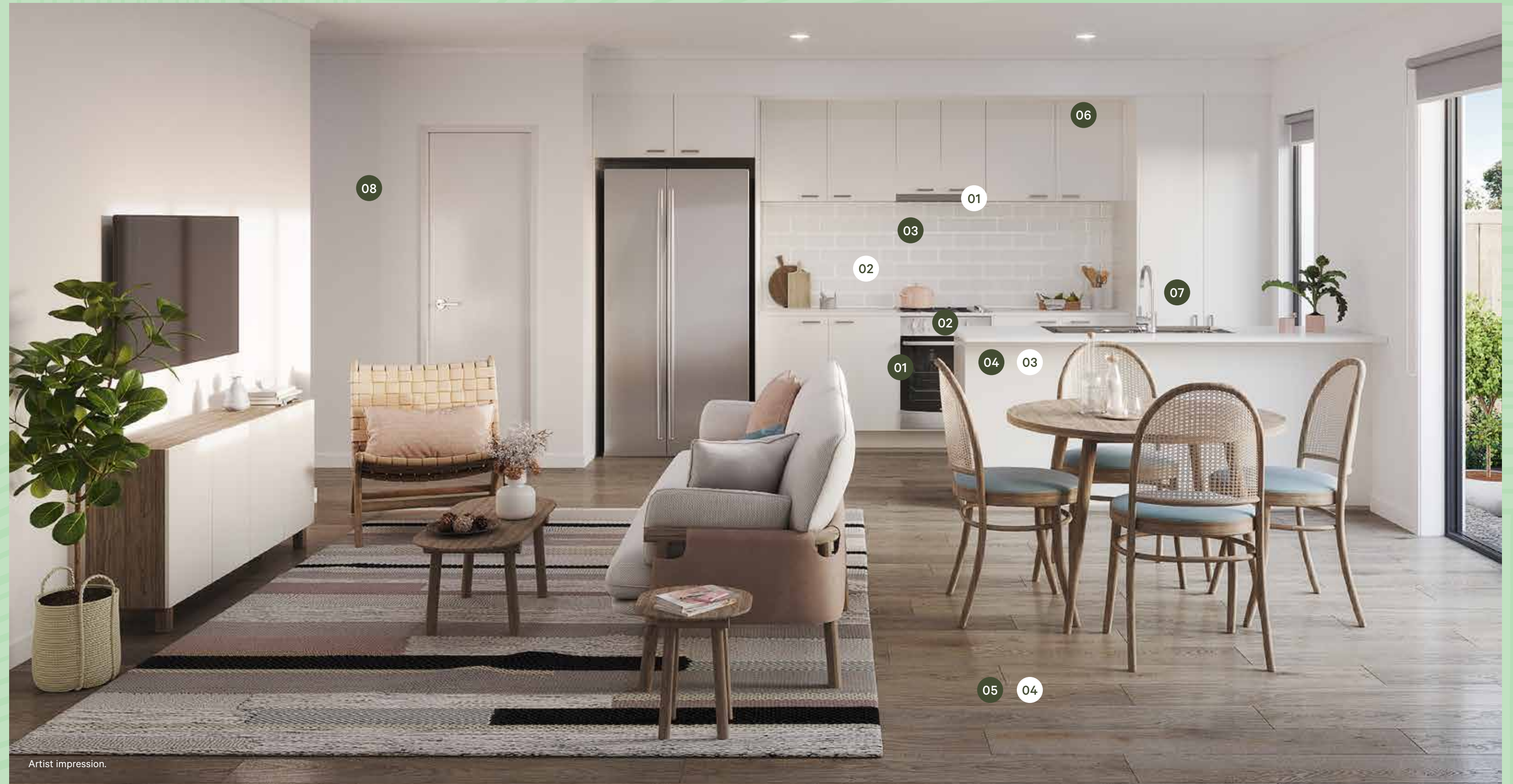


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## Come home to effortless living

A combination of modern architectural elements and smart building materials make the Octave a sensational design to call home. With three and four bedroom options available, the Octave release boasts an exquisite master bedroom including a walk-in robe and ensuite, while the remaining bedrooms are located nearby. The stunning open-plan living expands to a private courtyard providing the perfect space to wind down and relax.

Life the Octave Townhomes couldn't be more perfect.



Artist impression.

### Standard Kitchen and Living Inclusions

- 01 600mm Westinghouse stainless steel electric oven under bench
- 02 600mm Westinghouse stainless steel gas cooktop
- 03 600mm Westinghouse stainless steel canopy rangehood
- 04 20mm Caesarstone benchtops

- 05 Quality floor coverings throughout
- 06 LED downlights to living areas
- 07 Choice of chrome or matte black tapware
- 08 Dulux Wash & Wear Paint

### Kitchen and Living Upgrade

- 01 600mm Westinghouse stainless steel slideout rangehood and overhead cupboards to either side of rangehood and above fridge
- 02 Splashback/vanity tiles
- 03 Benchtop material
- 04 Upgraded flooring

## Come home to curated colour schemes by Alisa and Lysandra

Homebuyers Centre has partnered with Alisa and Lysandra to take the stress out of home design and have carefully curated three brand new colour schemes just for you.



## 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.

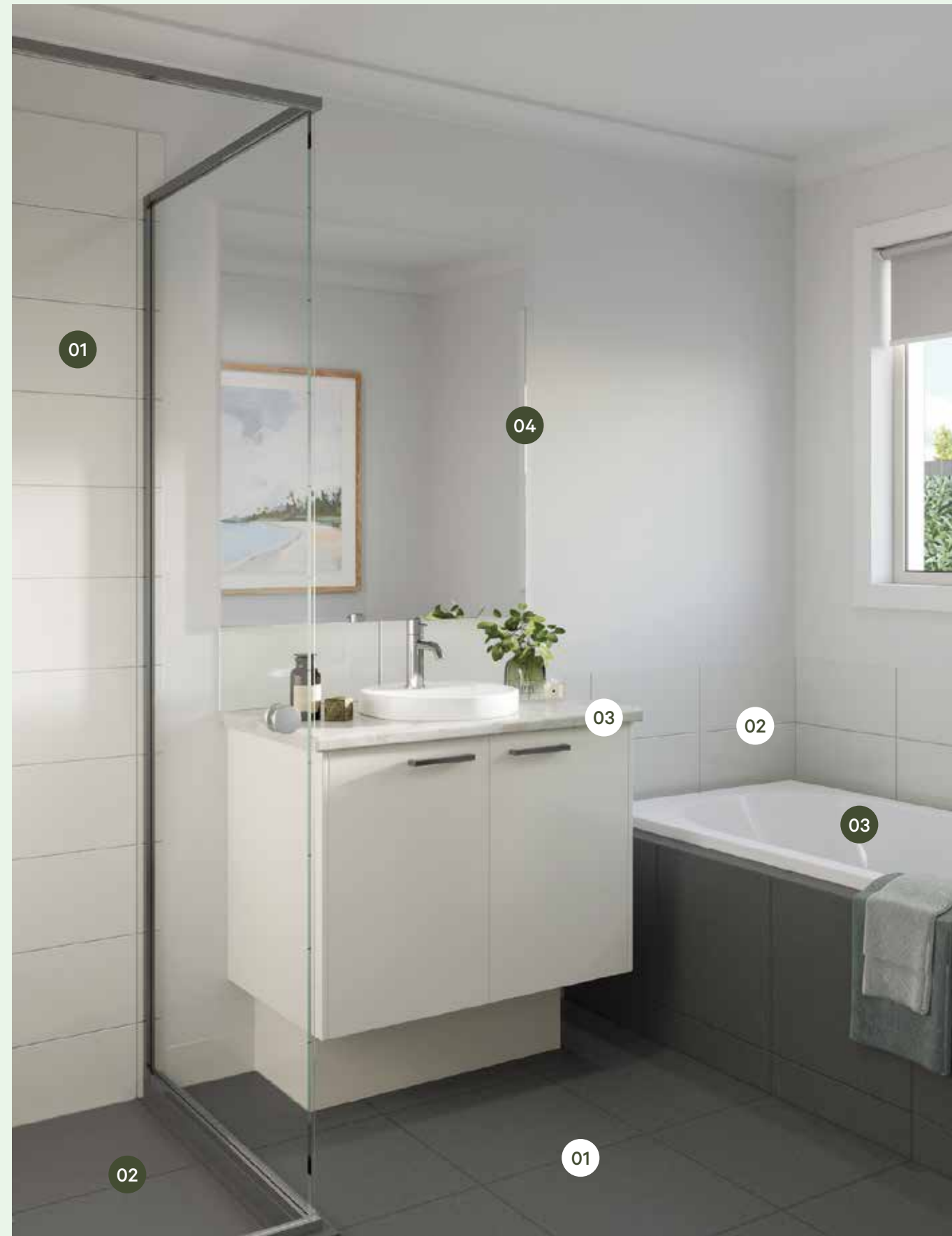


## Adriatic

**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.

# Come home to enduring quality



### Your standard bathroom inclusions

- 01 2100mm high tiling
- 02 Tiled shower base
- 03 White acrylic bath (design dependent, refer to working drawings)
- 04 Polished edge mirror above vanity benchtops to match height of shower screen

### Upgrade options

- 01 Floor tiles
- 02 Wall tiles
- 03 Stone benchtop

### Standard laundry inclusions

- Concealed washing machine taps
- Stainless steel trough and white metal cabinet



### Standard turnkey inclusions

- Front and rear landscaping
- Heating and cooling
- Exposed aggregate concrete
- Clothesline (design dependent)
- Blinds





# 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 80,000 new homes across Victoria and Western Australia over the past 40 years.

We've also provided finance for more than 36,000 homeowners. So, although you may be building your first home, we have built many.

And with every home we build, we only get better.



Artist impression.



# Quality and care in every little detail

For 50 years we have been reimagining urban life in Australia - creating exceptional living experiences through the pursuit of quality and care in every little detail.




Award winning excellence since 1972, we have won over 700 awards including



**Property Council of Australia 2020**  
Award for best Masterplanned Community  
—  
Harcrest Wantirna South, VIC



**REIV 2019**  
Project Marketing Award  
—  
The Eastbourne East Melbourne, VIC



**UDIA 2020**  
High Density Development Award  
—  
The Eastbourne East Melbourne, VIC



**AIA 2019**  
Award for Sustainable Architecture  
—  
My Ideal House, Gledswood Hills, NSW

# Townhomes

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