



# LOMANDRA

TOWNHOME LIVING

TOWNLIVING™

m  
metricon





## YOUR PERFECT COMBINATION OF LOCATION, STYLE AND QUALITY

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Imagine your very own perfect new home, nestled in the heart of lovely Officer in the fast-growing Latrobe Valley. Located in a contemporary master-planned Satterley community within easy walking distance to two train stations and the future Officer town centre, Lomandra by Metricon offers you the way of life you have been seeking.

Lomandra by Metricon takes full advantage of its naturally beautiful setting in the Arcadia community, while carefully considered landscaping creates opportunities for a variety of healthy outdoor activities.

With four schools and parks already established, Arcadia continues to flourish and provide its residents with an exceptional lifestyle within easy reach of the whole of Eastern Melbourne and the CBD, about a 50km freeway drive away.

Live the life you've always dreamed of in a superb Metricon townhome, created to reflect the very latest in modern home design and low-maintenance living. Constructed to unmatched standards from Australia's number 1 home builder, eight years in a row\*, secure your Azure townhome for a very affordable price today.

This is the lifestyle you've been searching for, in one of the most vibrant and growing areas in Melbourne. In the final neighbourhood to be released within Satterley's thriving Arcadia community, this exclusive land release featuring premium Metricon townhomes, is in one of the most desirable master-planned communities in Melbourne's south-east.

### **Affordable and modern**

Invest in contemporary, affordable family living that is perfect for singles, couples, families and investors. These homes will look simply stunning as part of a co-ordinated modern streetscape with special care taken for the landscaping. Inside they are all effortlessly stylish and luxurious, light-filled and spacious.

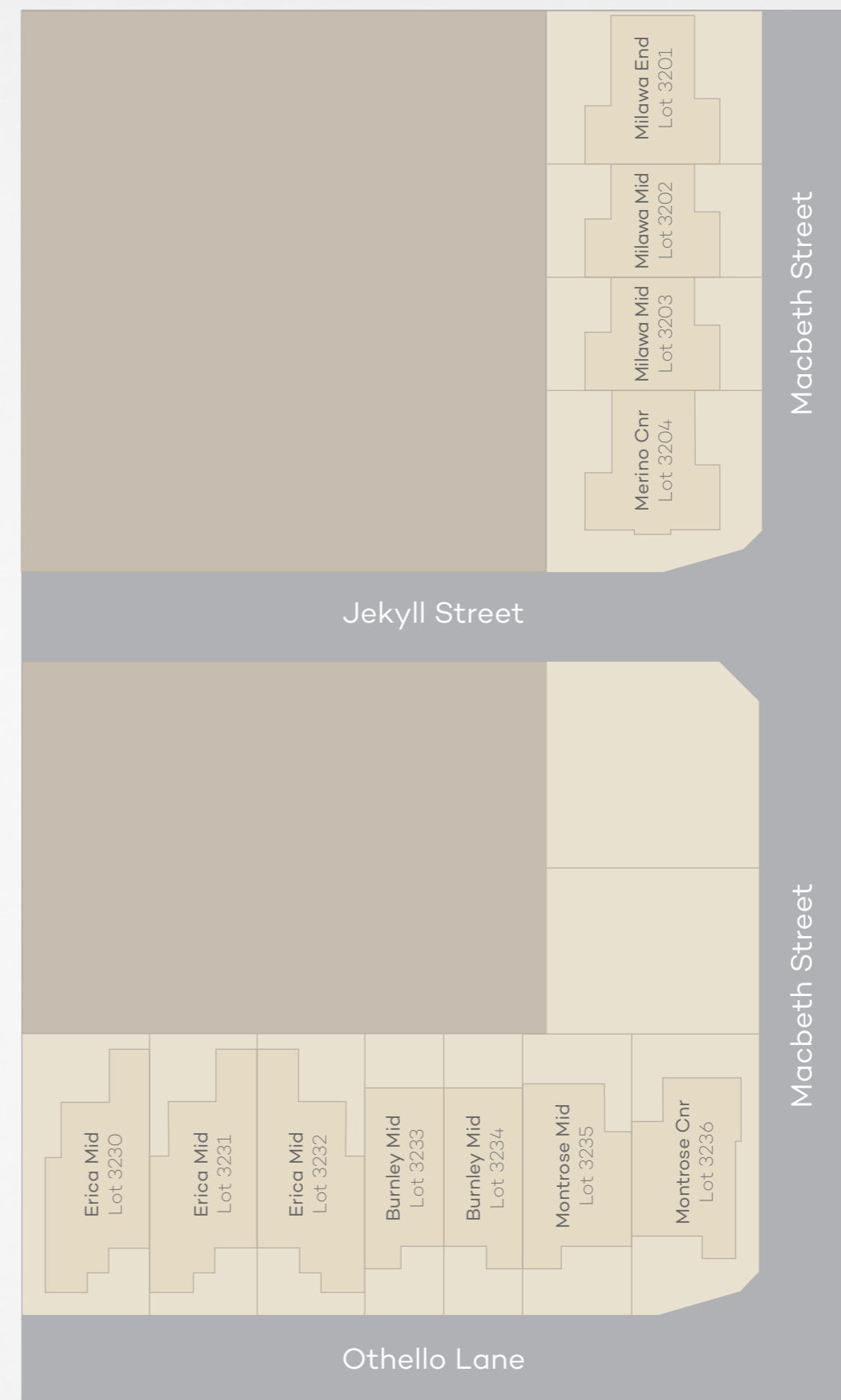
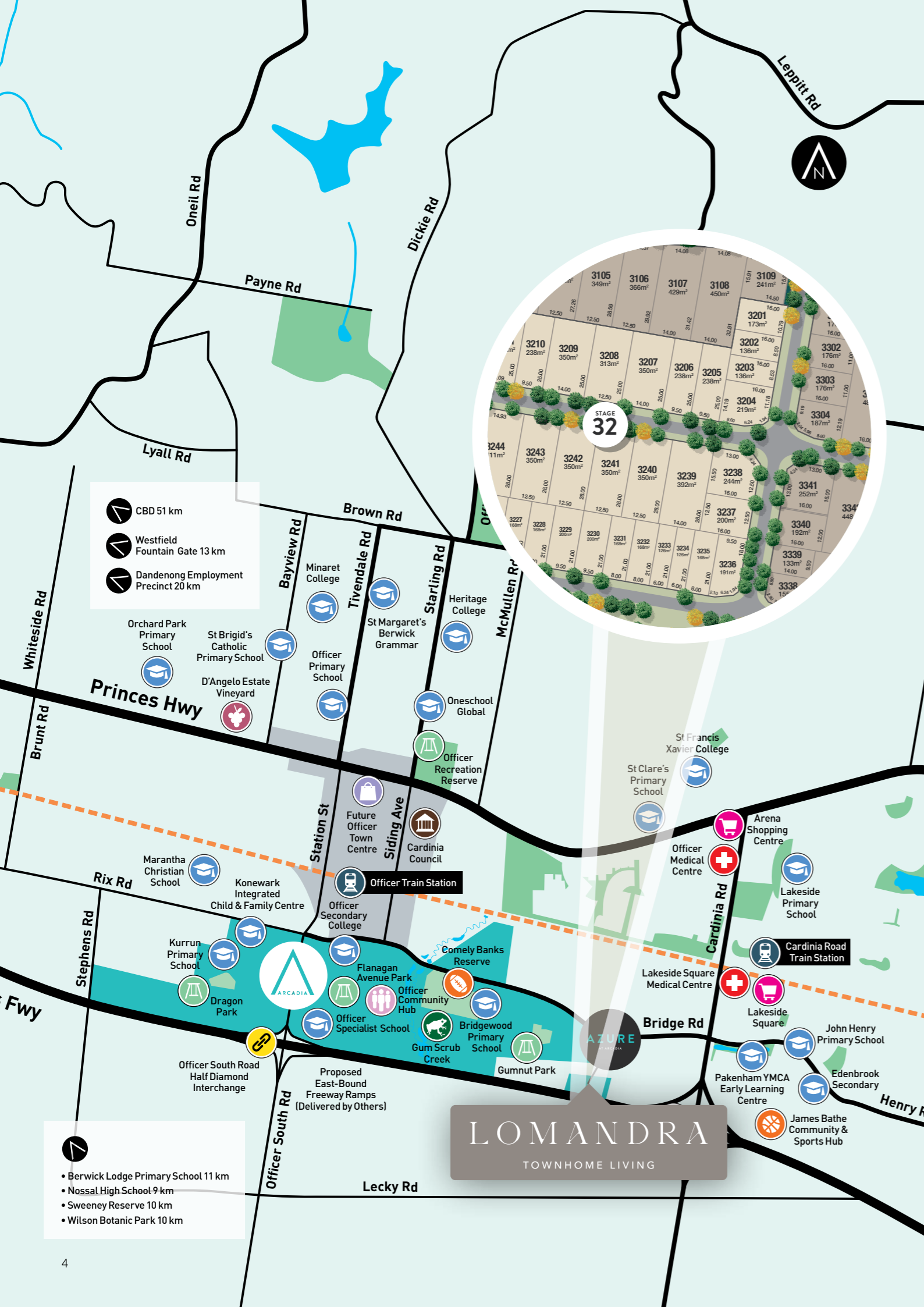
With great care taken to make the interior design value-packed and effortlessly modern, as well as making it very simple for you to select the style that works for you, these are homes that you can be sure will stay timeless. When you choose a magnificent Metricon townhome, all the hard work has been done for you by our professional interior designers. All you have to do is to choose a colour scheme that suits your personal taste and sense of style. Easy!

And with an effortless and supportive sales consultancy process, you'll find it a breeze to find your future home at Lomandra by Metricon, supported every step of the way to make the right choice.

So make a great decision today and build your future in a stylish Metricon Townhome. Come on in, relax, you're home!

Don't delay, as this opportunity is limited to only 12 superb new homes.\*







## LOVE WHERE YOU LIVE

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Because it's not just life, it's about the *quality* of life.

Arcadia has been meticulously designed with both owner occupiers and investors in mind.

Your new home will nestle in a naturally beautiful sanctuary which has been further enhanced by thoughtful landscaping. This safe and friendly community has been designed for an active, healthy lifestyle with its own special sense of wonder and freedom.

With 25 hectares of open space across the Arcadia Estate, Gumnut Park, Harmony Park and the award-winning Dragon Park, you and your family will thrive in a range of natural playgrounds and enjoy hours of outdoor fun. A network of cycling and walking paths through the estate will lead to an abundance of outdoor amenities located within the community.

Explore the Gum Scrub Creek and Mary Street Wetlands, and marvel at the native flora and fauna the community has to offer. Cheer on your local club in Arcadia's recently completed Comely Banks Reserve Sporting Hub with four new sporting fields alongside a pavilion.

If you're looking for your new home, this is a place to grow your life.

Or if you're an investor, seize this opportunity to secure a premium yet low-maintenance home built by Australia's leading home builder.

### Abundant local facilities

This in-demand locale offers everything you desire.

You'll be especially impressed with the huge range of quality public and private schools in the rapidly advancing corridor, all without having to cross any major roads. Imagine your children attending school right where you live?

Shop for essentials and meet up with friends at nearby cafes and shops that are a mere hop, skip and jump away from major retail centres. You'll be minutes from everything you heart desires.

For example:

- With a new freeway interchange making life even easier, Arcadia's residents will be just a stone's throw from Eastern Melbourne, but surrounded by landscaped bushland and beautiful views in all directions. You'll also be within easy reach of all of East Gippsland, Westernport Bay, and the Mornington Peninsula.
- Local shopping is plentiful. Choose from Lakeside Square, Arena Shopping Centre with its great mix of retail, fresh food and services, or a short five-minute drive will have you in the future Officer Town Centre.
- Officer's new Town Centre is already a buzzing employment hub and vibrant retail destination.

- Live just a 15 minute drive away from the mega retail, entertainment and dining centre at Westfield Fountain Gate, which will delight the whole family.
- Arcadia boasts four thriving schools including Officer Specialist School, Officer Secondary College, Marantha Christian School and the newly opened Bridgewood Primary School. With growing demand, a brand new primary school will be opening in 2023. St Francis Xavier College and St Clare's Primary School are also within easy reach and little ones will love the new One Early Education Centre.
- Your health needs will also be well taken care of with excellent medical and hospital services close at hand. Lakeside Square Medical Centre is only 1.5km from home, while a comprehensive range of health services provided at Casey Hospital, just 8km away.
- There is also a proposed convenience centre on the corner of Rix Road and Campanella Avenue, in addition to the newly opened Community Activity Centre.

### Created by our family, for your family

Despite being Australia's most successful home builder, Metricon is still a proud, family-owned business, creating thousands of beautiful homes for Australian families every year.

As you pursue your new dream home, we treat you like we would want one of our own family members to be treated: that's the standard of customer care you will enjoy, every step of the way.

With more than 40 years of experience, Satterley has steadily grown from a local, West Australian company to Australia's largest independent land developer with much-admired master-planned communities across Western Australia, Victoria and Queensland. They take immense pride in all aspects of estate development and focus on even the smallest details to produce the best quality outcome. During the past four decades Satterley's work has been recognised through more than 100 prestigious state, national and international awards.

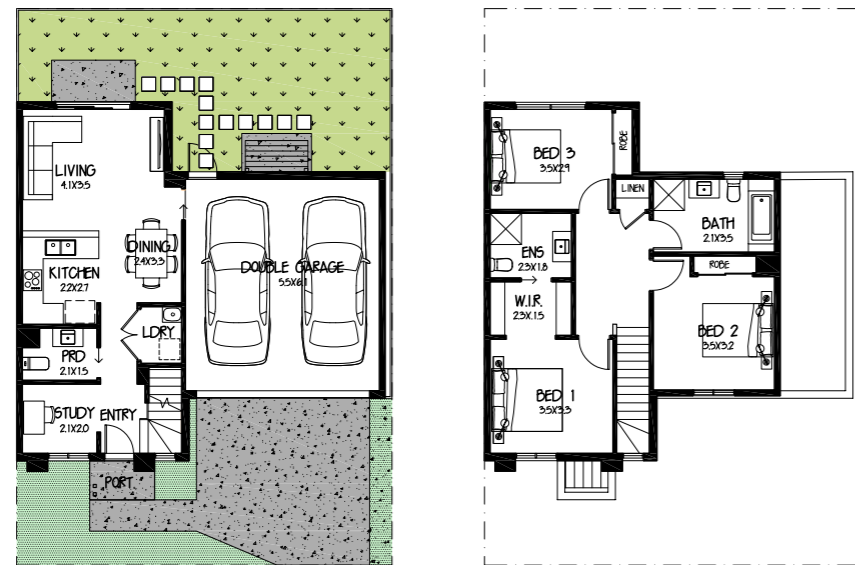
Enjoy the special level of care this collaboration brings to our valued customers.



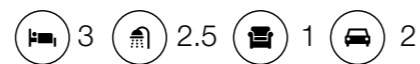


# MILAWA END

17.47 SQ



Ground Floor:	49.7m <sup>2</sup>
First Floor:	73.2m <sup>2</sup>
Total Internal:	122.9m <sup>2</sup>
Garage:	37.4m <sup>2</sup>
Porch:	1.9m <sup>2</sup>



Milawa floor plan based on Lot 3201.

The Milawa End is perfectly designed to make the most of a coveted end block and offers much for the savvy buyer to admire. It features a spacious downstairs integrated living hub, the bonus of a discrete study/home office at the front, and full-sized double garage. Upstairs there are three substantial bedrooms, with the resort-style Master suite offering walk-in robe. With thoughtful flourishes like a downstairs powder room, laundry, linen closet and more, this is a substantial home at a very affordable price.

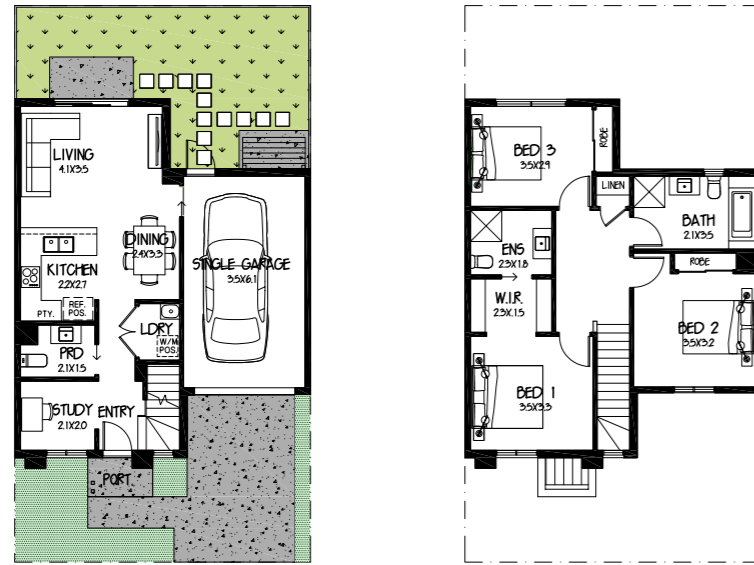


Artist impression. Milawa End, Lot 3201.

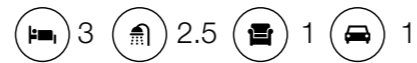


# MILAWA MID

16.00 SQ



Ground Floor:	49.7m <sup>2</sup>
First Floor:	73.1m <sup>2</sup>
Total Internal:	122.9m <sup>2</sup>
Garage:	23.8m <sup>2</sup>
Porch:	1.9m <sup>2</sup>



Milawa floor plan based on Lots 3202 & 3203.

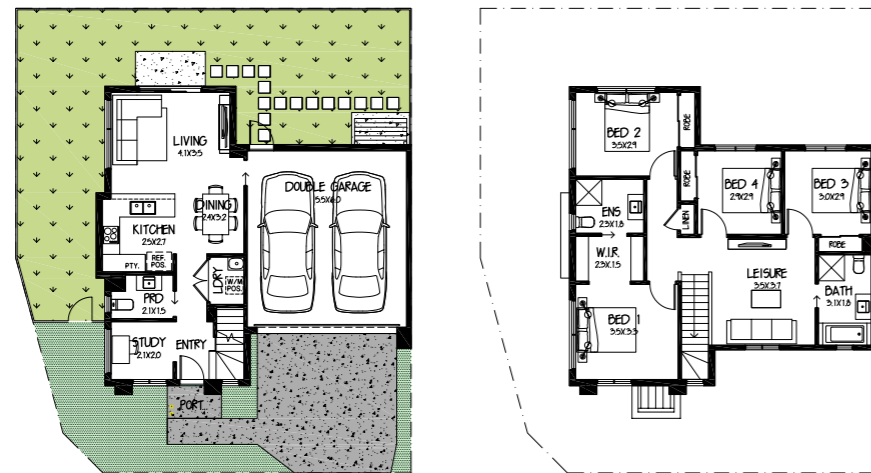
Offering spacious three bedroom floorplan with room for the whole family to breathe, the Milawa Mid is a light-filled modern townhome that offers everything its slightly larger End version does, but with a single garage, not double.



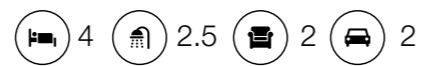


# MERINO CNR

19.30 SQ



Ground Floor:	51.2m <sup>2</sup>
First Floor:	89.7m <sup>2</sup>
Total Internal:	140.9m <sup>2</sup>
Garage:	36.5m <sup>2</sup>
Porch:	1.9m <sup>2</sup>



Merino floor plan based on Lot 3204.

Making the most of its prized corner block location, the Merino is a highly desirable modern home that delivers fully 180 square metres of contemporary living. With the bonus of a discrete study, a substantial integrated living hub, dual car garage opening into the home (great for unloading the shopping on a rainy day) and four full-sized bedrooms upstairs, bathroom and a leisure room, this is every inch a practical family home.

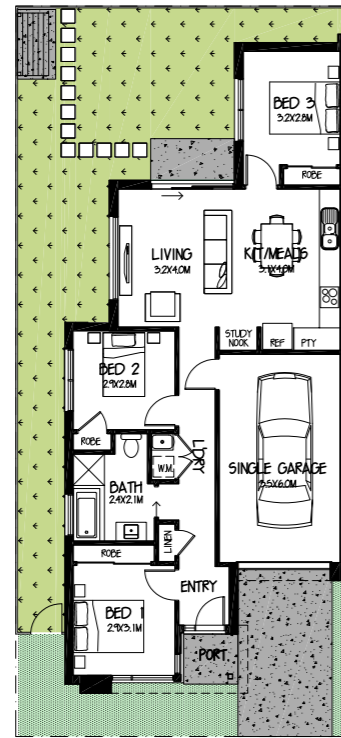


Artist impression. Merino Cnr, Lot 3204.

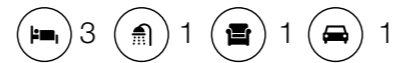


# ERICA END

12.20 SQ



Ground Floor:	88.6m <sup>2</sup>
Total Internal:	88.6m <sup>2</sup>
Garage:	22.4m <sup>2</sup>
Porch:	2.2m <sup>2</sup>



Erica floor plan based on Lot 3230.

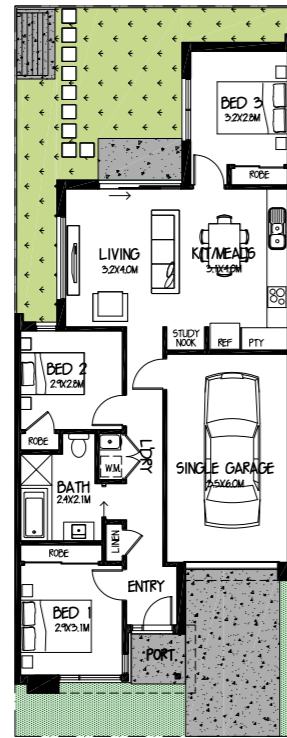
Epitomising all the advantages of modern townhome living, the Erica Mid is a great choice for singles, young couples and investors, who seek a stylish single storey townhome at a very affordable price. Making great use of available space, you'll enjoy three bedrooms, sparkling bathroom, living and meals hub, study nook, plus your own garage. Additionally, you'll have a spacious outdoor area to personalize, allowing you to create your own outdoor retreat and fully embrace the joys of outdoor living.





# ERICA MID

12.11 SQ



Ground Floor:	87.8m <sup>2</sup>
Total Internal:	87.8m <sup>2</sup>
Garage:	22.4m <sup>2</sup>
Porch:	2.2m <sup>2</sup>



Erica floor plan based on Lots 3231-3232.

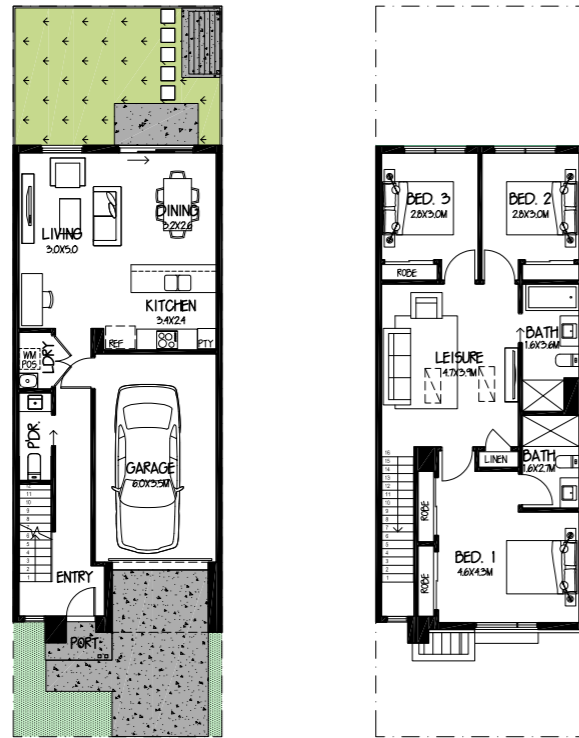
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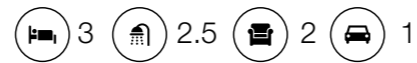


# BURNLEY MID

17.62 SQ



Ground Floor:	55.3m <sup>2</sup>
First Floor:	83.4m <sup>2</sup>
Total Internal:	138.7m <sup>2</sup>
Garage:	25.3m <sup>2</sup>
Porch:	1.6m <sup>2</sup>



Burnley floor plan based on Lots 3233-3234.

Consistently a very popular design, the Burnley is a true three-bed home most famous for its beautiful integrated living hub downstairs, and the stunning Master suite with ensuite at the front of the home at the top of your feature staircase. Room for everything and everyone, and everything in its place.



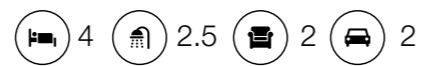


# MONTROSE MID

21.97 SQ



Ground Floor:	62.7m <sup>2</sup>
First Floor:	103.0m <sup>2</sup>
Total Internal:	165.7m <sup>2</sup>
Garage:	35.8m <sup>2</sup>
Porch:	2.4m <sup>2</sup>



Montrose floor plan based on Lot 3235.

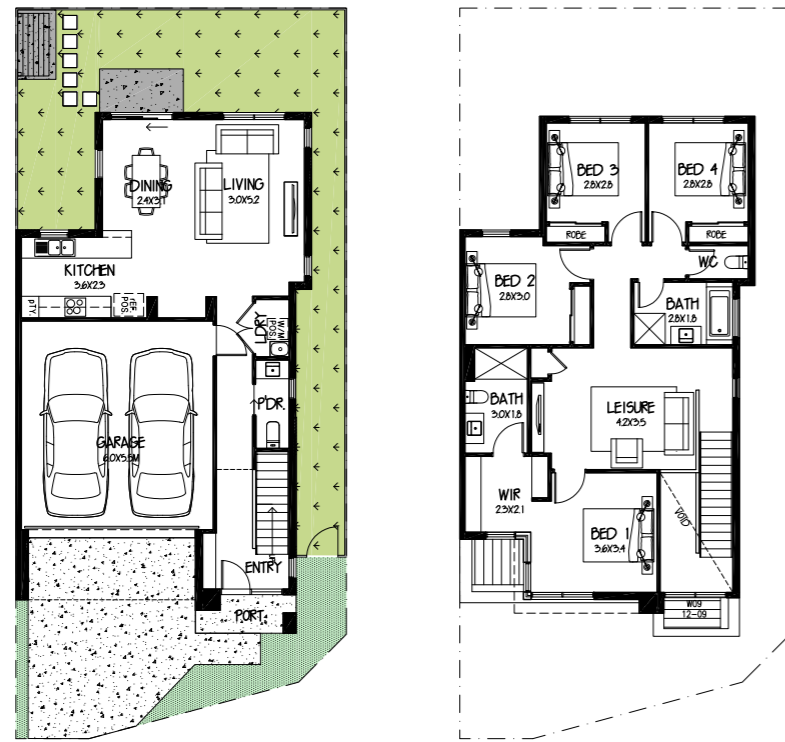
Contemporary family living to delight the most demanding residents with its flexible layout. The feature hallway leads to a huge integrated living, dining and kitchen hub, with the kitchen offset slightly to increase the very obvious sense of space. Laundry, study nook and powder room complete the picture downstairs, as well as immediate access to the spacious two-car garage. Upstairs the divine Master suite and three additional large bedrooms are complemented by a gleaming second bathroom and a huge leisure space to kick back and enjoy.



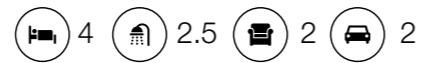


# MONTROSE CNR

22.17 SQ



Ground Floor:	63.8m <sup>2</sup>
First Floor:	103.3m <sup>2</sup>
Total Internal:	167.2m <sup>2</sup>
Garage:	35.8m <sup>2</sup>
Porch:	2.8m <sup>2</sup>



Montrose floor plan based on Lot 3236.

Contemporary family living to delight the most demanding residents with its flexible layout. The feature hallway leads to a huge integrated living, dining and kitchen hub, with the kitchen offset slightly to increase the very obvious sense of space. Laundry, study nook and powder room complete the picture downstairs, as well as immediate access to the spacious two-car garage. Upstairs the divine Master suite and three additional large bedrooms are complemented by a gleaming second bathroom and a huge leisure space to kick back and enjoy.





# WHICH ONE IS YOURS?



Artist impression. Actual landscaping may vary.

**A** Lot 3204  
House Area 19.30sq  
Lot Area 219m<sup>2</sup>  
Merino Cnr

**B** Lot 3203  
House Area 16.00sq  
Lot Area 136m<sup>2</sup>  
Milawa Mid

**C** Lot 3202  
House Area 16.00sq  
Lot Area 136m<sup>2</sup>  
Milawa Mid

**D** Lot 3201  
House Area 17.88sq  
Lot Area 173m<sup>2</sup>  
Milawa End

^Townhome prices are based on specified floorplan and façade. For full details, speak to a Metricon New Home Advisor. Townhome Packages valid until sold out. Plans correct at time of printing and subject to change without notice. Floorplans are a representation of specified facade unless otherwise stated. Metricon reserves the right to alter the images or descriptions without notice. See your Metricon consultant for full details of standard inclusions. Land supplied by Satterley. Land prices and availability are subject to change without notice. All homes are subject to developer approval. Landscaping and fencing may differ from that shown. For detailed home pricing please talk to a New Home Advisor. Total squares and building size of the home is calculated by measuring from the external side of external walls. Where no external wall exists for the purpose of measuring building area (such as porticos, balconies or outdoor rooms), Metricon assumes a straight line between the exterior of walls or columns. VIC Builder's Licence CDB-U 52967.



# WHICH ONE IS YOURS?



Artist impression. Actual landscaping may vary.

**A** Lot 3230  
House Area 12.20sq  
Lot Area 200m<sup>2</sup>  
Erica End

**C** Lot 3232  
House Area 12.11sq  
Lot Area 168m<sup>2</sup>  
Erica Mid

**E** Lot 3234  
House Area 17.62sq  
Lot Area 126m<sup>2</sup>  
Burnley Mid

**G** Lot 3236  
House Area 22.17sq  
Lot Area 191m<sup>2</sup>  
Montrose Cnr

**B** Lot 3231  
House Area 12.11sq  
Lot Area 168m<sup>2</sup>  
Erica Mid

**D** Lot 3233  
House Area 17.62sq  
Lot Area 126m<sup>2</sup>  
Burnley Mid

**F** Lot 3235  
House Area 21.97sq  
Lot Area 168m<sup>2</sup>  
Montrose Mid

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## MORE HOME. MORE VALUE.



Fixed site costs (no more to pay)



Landscaping to front yard



2550mm ceiling height ground floor



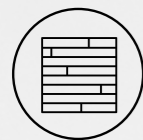
Wall panel heaters to all bedrooms



Modern kitchen cooktop, oven and rangehood



Split system to main living



Timber look laminate flooring to main living area, meals, kitchen and entry



20mm Stone Composite kitchen & bathroom benchtops



Carpet to bedrooms

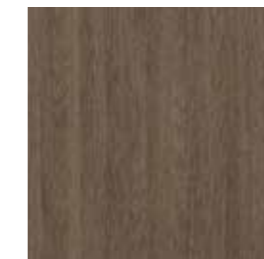


Letterbox

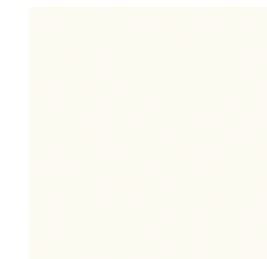


LED Downlights

## COLOUR SCHEMES - ALMOND



01



02



03

01/ Kitchen Overhead Cupboards - laminate

02/ Kitchen Base Cupboards - laminate

03/ Bathroom, Ensuite & Laundry Base Cupboards - laminate

04/ Kitchen, Bathroom, Ensuite & Benchtop - Reconstituted Stone

05/ Wall Tiles

06/ Internal Paint Colour

07/ Carpet

08/ Timber look laminate flooring

09/ Floor Tile

10/ Premium Carpet (Upgrade Option)

11/ Premium Timber Look Laminate Flooring (Upgrade Option)

12/ Mirror (Upgrade Option)

13/ Splashback (Upgrade Option)

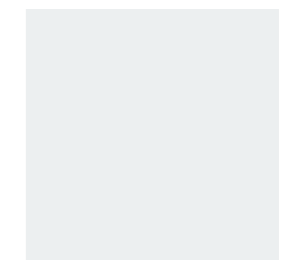
14/ Blinds (Upgrade Option)



04



05



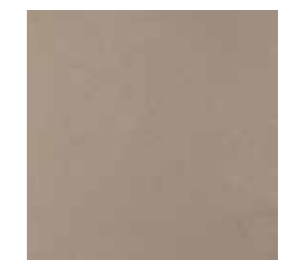
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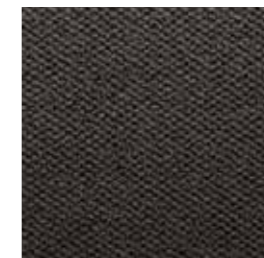


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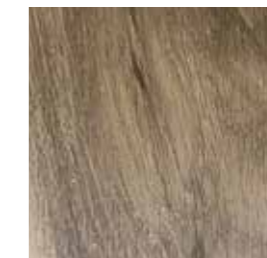


09

Specification Upgrades (refer to project upgrade list and project specification)



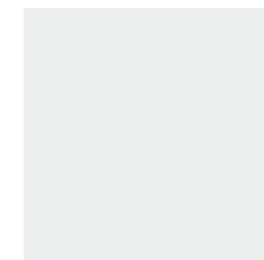
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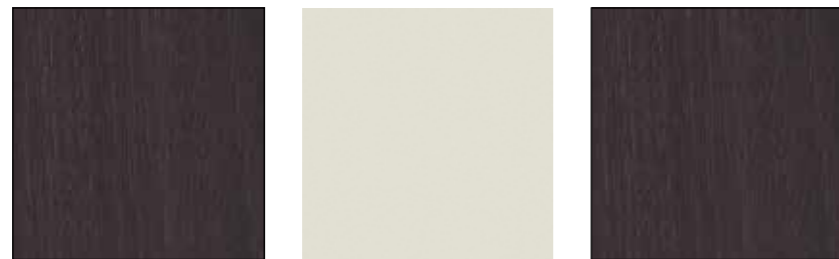
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14



## COLOUR SCHEMES - PEPPER



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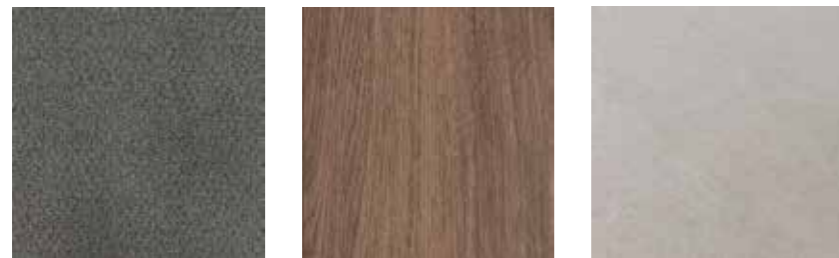
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Specification Upgrades (refer to project upgrade list and project specification)



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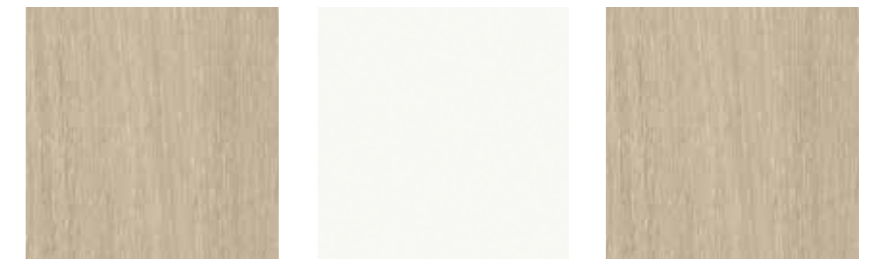


13

14

- 01/ Kitchen Overhead Cupboards - laminate
- 02/ Kitchen Base Cupboards - laminate
- 03/ Bathroom, Ensuite & Laundry Base Cupboards - laminate
- 04/ Kitchen, Bathroom, Ensuite & Benchtop - Reconstituted Stone
- 05/ Wall Tiles
- 06/ Internal Paint Colour
- 07/ Carpet
- 08/ Timber look laminate flooring
- 09/ Floor Tile
- 10/ Premium Carpet (Upgrade Option)
- 11/ Premium Timber Look Laminate Flooring (Upgrade Option)
- 12/ Mirror (Upgrade Option)
- 13/ Splashback (Upgrade Option)
- 14/ Blinds (Upgrade Option)

## COLOUR SCHEMES - CARAMEL



01

02

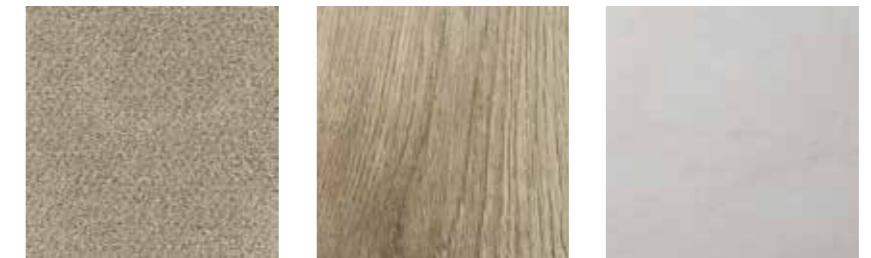
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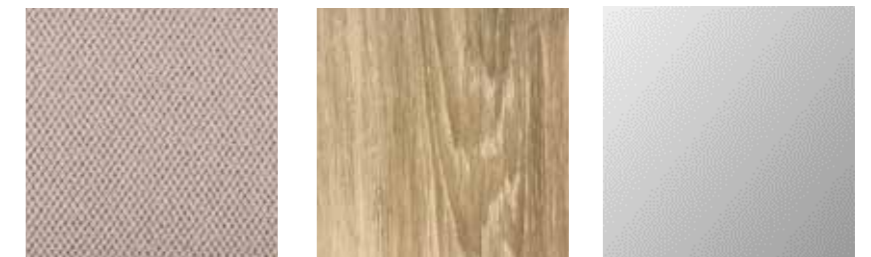


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Specification Upgrades (refer to project upgrade list and project specification)



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- 13/ Splashback (Upgrade Option)
- 14/ Blinds (Upgrade Option)



## THE METRICON DIFFERENCE

OVER  
**45**  
YEARS  
INDUSTRY  
EXPERIENCE

MASTERS OF  
**DESIGN**

**6**  
STAGE  
QUALITY  
ASSURANCE

**#1**  
AUSTRALIA'S NO.1  
HOME BUILDER

We've been helping Australians love where they live for more than 45 years. Whether you're building your first home or your forever home, we're with you every step of the way - from the first brick to final handover.

Our homes are designed to celebrate you. This is why we continually strive to create innovative, award-winning designs that help you make the most of your home and the life you live in it.

Our homes may have changed over the years but our commitment to excellence hasn't. Our rigorous quality assurance process ensures every Metricon home is built to the highest standard.

We believe no one else designs and builds as well as us and, as Australia's No.1 home builder for the eighth year running\*, we must be doing something right. That's why more people choose to build with Metricon, Australia's most loved home builder.





[metricon.com.au](http://metricon.com.au) | 1300 metricon

