

A close-up photograph of several bright yellow flowers, possibly marigolds, with dark green foliage in the background. The lighting is dramatic, highlighting the texture of the petals.

VALENCIA

TOWNHOME LIVING

TOWNLIVING™

m
metricon



A HEAVEN OF PEACE

Imagine your very own perfect new dream home in the fast-growing Pakenham East area, nestled in the heart of a lovely valley surrounded by hills. Relax in this superb Satterley community, an easy distance to Eastern Melbourne and Melbourne's CBD. This delightful location has everything you need, right where you want it.

Your new, modern home will be part of a prestigious community, with a strictly limited townhome development by Metricon, called Valencia.

Your home will be surrounded by Maple Grove - a fresh new neighbourhood offering a convenient and easy-living lifestyle. Look around to beautiful parks and open spaces abound. These low-maintenance homes take full advantage of their naturally beautiful setting in this carefully designed, master-planned estate.

Your new Metricon townhome is created to reflect the very latest in modern home design and low-maintenance living. Rest assured, it has been constructed to unmatched standards by Australia's number one home builder, eight years in a row*, at a very affordable price.

So dream no more, as this will be a safe and cosy community with room to enjoy the things you love. Think carefully curated green and open spaces, a wide variety of healthy outdoor activities, easy access to all of life's necessities and your very own proposed primary school – all a stone's throw away. You'll also get to enjoy a proposed community centre, epic playgrounds, and convenience shops at your fingertips.

EFFORTLESSLY STYLISH

This is affordable, all-you-need living that is perfect for singles, couples, families, and investors. These homes will look simply stunning as part of a co-ordinated and modern streetscape, while inside they are all effortlessly stylish and luxurious, light-filled, and spacious.

Great care has been taken to make the interior value-packed and effortlessly modern, as well as making it very simple for you to select the 'look' that works for you; one that will stay relevant for many years. 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. And with an effortless and supportive sales consultancy process every step of the way, you'll find it a breeze to find your future home at Maple Grove.

So, make the right choice today and build your future in a stylish, new Metricon townhome. Come on in and relax – after all, you're home!

*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. FEB2024 MET3569

MAPLE GROVE

Pakenham East



PRINCES HIGHWAY
900M



MELBOURNE CBD
65KM

LEGEND



MAPLE GROVE ESTATE BOUNDARY



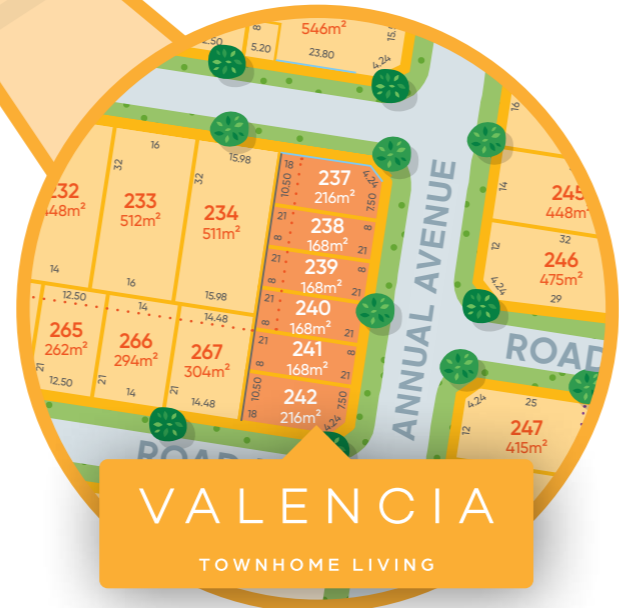
NOISE WALL

EXISTING RESIDENTIAL

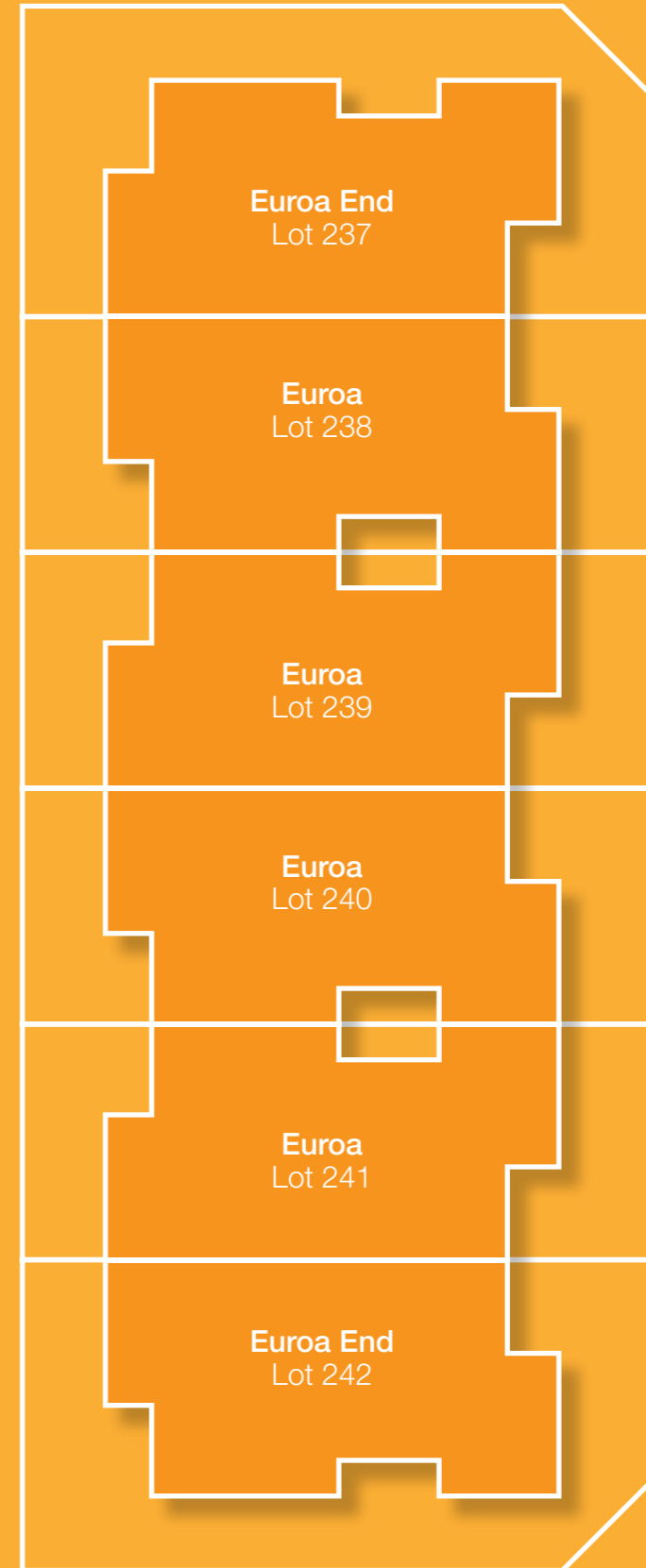
PAKENHAM EAST TRAIN STATION
550M



Currently under construction - anticipated to open end of 2024



VALENCIA
TOWNHOME LIVING



Annual Avenue

LOVE WHERE YOU LIVE

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

Maple Grove has been meticulously designed with both first home buyers 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 tight-knit community has been designed for an active and healthy lifestyle with its own special sense of wonder and freedom.

You and your family will thrive in the 7.5 hectares of huge, open spaces that this community has to offer along with scenic, winding paths that lead to abundant outdoor amenities. Maple Grove offers you a way of life that will make your loved ones want to make the move too.

Perched on the cusp of the very attractive West Gippsland region, not only will you enjoy a modern way of life, but every weekend, you'll have your pick between either a big city adventure or a mini getaway to Gippsland, the nearby hills and ski fields, the Mornington Peninsula, and more.

And it's so easy to get around. Get swift access to the nearby Pakenham Station, and enjoy easy entry onto the Princes Freeway and Highway just 5 minutes away. With the new East Pakenham Station set to be taking passengers by 2024 (*Government timeframe*) situated only 550 metres from Maple Grove, closer than to any other community, convenience won't just be a luxury; it'll be a sweet reality.

This is a place to put down roots, and grow your life. Or if you're an investor, seize the opportunity to invest in a premium home in a brilliantly located estate, with strong predicted rental demand and the peace of mind of dealing with Australia's leading home builder.

Abundant local facilities

This in-demand locale offers everything you could need – cafes, restaurants, entertainment, community facilities.

- Proximity to a proposed Primary school for the neighbourhood.
- Access to abundant tree cover with planned, open spaces.
- Conveniently located near Pakenham and District Golf Club.
- Numerous shopping centres and community facilities nearby.
- Proximity to the proposed Community Activity Centre as well as the upcoming Wetland Reserve.
- Easy access to nine health facilities nearby.

But above all, this area is created with families in mind. You'll be minutes from abundant education options for the children.

Childcare and Kindergarten

- Ryan Road Childcare & Swim School
- Homegarth Community Kindergarten
- Rise & Shine Family Day Care

- Community Kids Pakenham Early Education Centre
- Little Saints Early Learning Centre
- Pakenham Kindergarten
- Aspire Early Learning Centre
- Pakenham Heights Kindergarten
- Pakenham Springs Childrens Centre
- O'Shannessy Early Learning Centre
- Little Beacons Learning Centre
- Pakenham Kids Early Learning Centre
- The Learning Sanctuary
- Pakenham YMCA Early Learning Centre

Primary

- New Maple Grove Primary School proposed
- John Henry Primary School
- Pakenham Primary School
- Pakenham Hills Primary School
- Pakenham Springs Primary School
- Pakenham Consolidated School
- Pakenham Lakeside Primary School
- St Patrick's Primary School

Secondary

- Beaconhills College
- Education Centre Gippsland Community College (ECG College)
- Pakenham Secondary College

Created by our family for yours

Building homes is an effort all of us at Metricon take very seriously and have been for over 45 years. It is also the reason why we are Australia's biggest and most trusted home builder. Our designs, our craftsmanship, our people, it's what sets us apart. Our difference is all part of the Metricon Way, you get every day. The right homes to love where you live. The right people and team to help you every step of the way. The right way, with home guarantees and quality in the things we do so you can build with confidence.

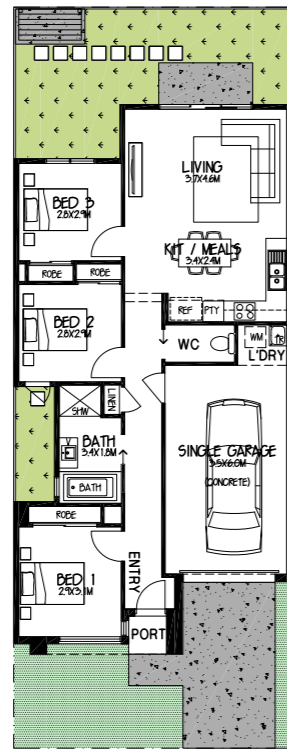
With more than 40 years of experience, Satterley has steadily grown a local West Australian company to become Australia's largest independent land developer with much-admired master-planned communities across Western Australia, Victoria, and Queensland. They take immense pride in all aspects of estate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

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

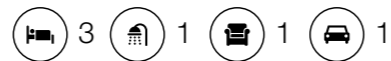


EUROA

11.88 SQ



Total Internal:	84.8m ²
Garage:	24.4m ²
Porch:	1.2m ²

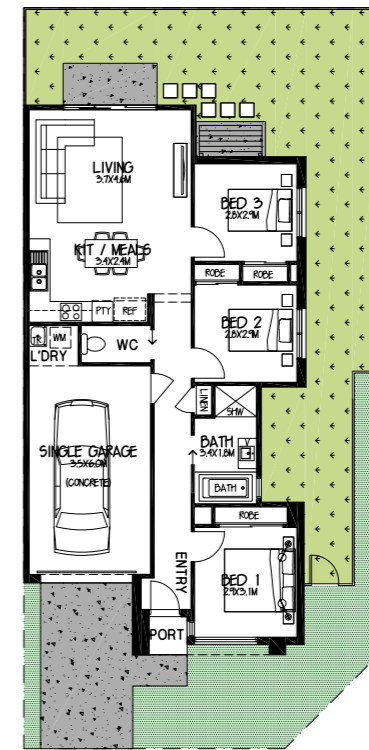


Euroa floorplan based on lots 238-241.

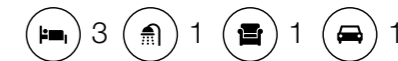
Welcome to the brand-new Euroa home design, a stunning single-storey haven thoughtfully crafted for modern living. Featuring three bedrooms and one main bathroom, the Euroa home design offers ample space for you and your family. The open plan kitchen, meals, and living area create a seamless flow throughout the home, allowing for effortless entertaining and everyday living. Discover a home that perfectly suits your lifestyle, providing the ideal setting for every moment and embrace the joy of outdoor living with a spacious backyard, where you can relax and unwind in your private oasis.

EUROA END

12.01 SQ



Total Internal:	115.6m ²
Garage:	24.4m ²
Porch:	1.2m ²



Euroa floor plan based on lots 237 & 242.

Offering all the benefits of the Euroa, configured to make best use of the desirable end-of-terrace position.

Which one is yours?



Artist impression. Actual landscaping may vary.

A Lot 242
House Area 12.01sq
Lot Area 216m²
Euroa End

B Lot 241
House Area 11.88sq
Lot Area 168m²
Euroa

C Lot 240
House Area 11.88sq
Lot Area 168m²
Euroa

D Lot 239
House Area 11.88sq
Lot Area 168m²
Euroa

E Lot 238
House Area 11.88sq
Lot Area 168m²
Euroa

F Lot 237
House Area 12.01sq
Lot Area 216m²
Euroa End

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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

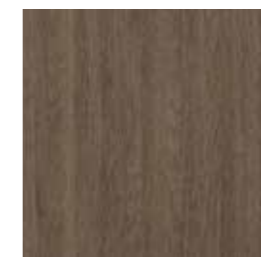


Letterbox

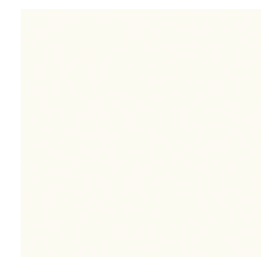


LED Downlights

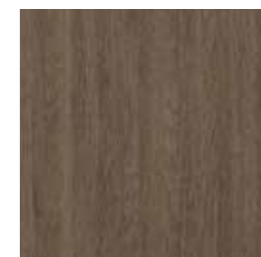
Colour Schemes - Almond



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)

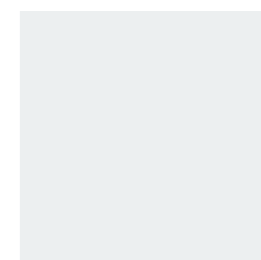
14/ Blinds (Upgrade Option)



04



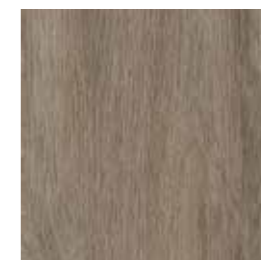
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06



07

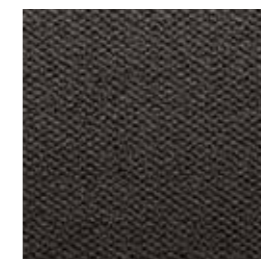


08



09

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



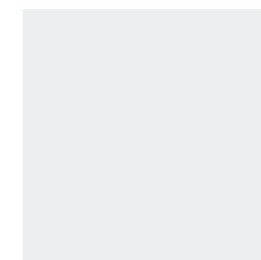
10



11



12



13

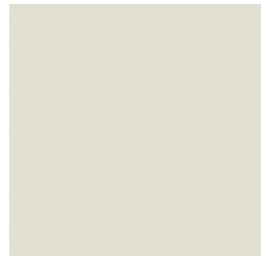


14

Colour Schemes - Pepper



01



02



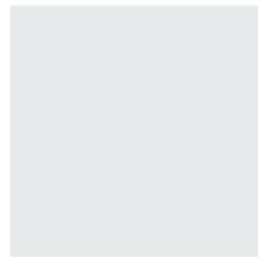
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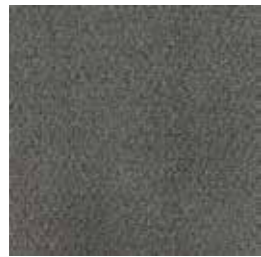
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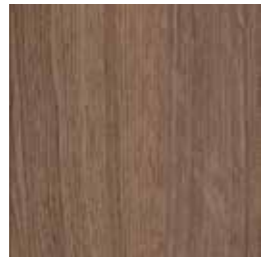
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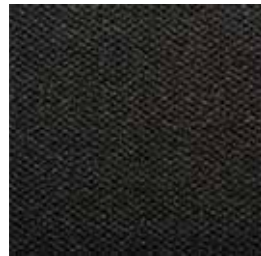


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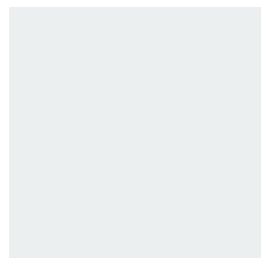
10



11



12



13



14

01/ Kitchen Overhead Cupboards
- laminate

02/ Kitchen Base Cupboards
- laminate

03/ Bathroom, Ensuite & Laundry Base
Cupboards - laminate

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05/ Wall Tiles

06/ Internal Paint Colour

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08/ Timber look laminate flooring

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11/ Premium Timber Look Laminate
Flooring (Upgrade Option)

12/ Mirror (Upgrade Option)

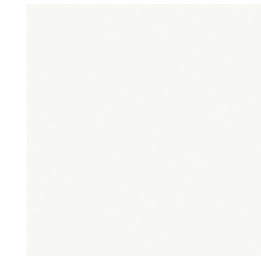
13/ Splashback (Upgrade Option)

14/ Blinds (Upgrade Option)

Colour Schemes - Caramel



01



02



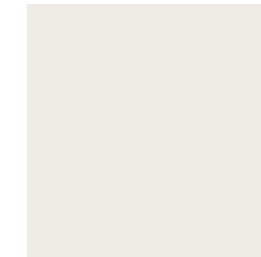
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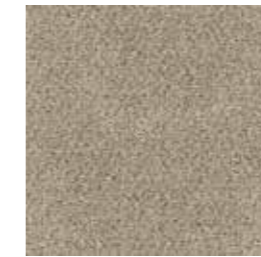
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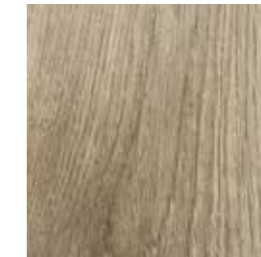
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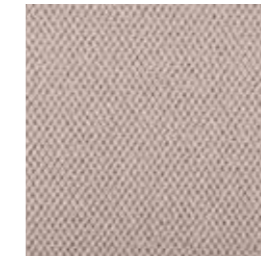


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Specification Upgrades (refer to project upgrade list and project specification)



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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.





SCAN TO VIEW ONLINE

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