



PINEHILL

TOWNHOME LIVING

MINTA



Stockland

TOWNLIVING™





Artist impression. Actual landscaping may vary.



Your Perfect Home in the Perfect Location

Live life your way at Pinehill, Minta: a bright new Stockland community located in the much-desired South-Eastern suburb of Berwick. Minta will become a safe and desirable home to over 1,750 families where everyone can enjoy an enviable lifestyle with an abundance of walking trails and cycling paths.

Close to everything

Just 48 kms from Melbourne's CBD with brilliant transport connections in all directions, Minta will be defined by its stunning natural landscape, activated relaxation and community spaces, connectedness, and a desirable focus on sustainable development.

Modern contemporary living

Minta offers a selection of premium TownLiving townhomes by Metricon - Australia's leading builder. First home? Downsizing? Investor? Small family? The exquisite townhomes are an obvious choice where you can live life to the max.

Just imagine living in your brand new beautiful, low-maintenance contemporary home located in this thriving new community.

Imagine enjoying this very special place in a modern, Metricon-designed and built light-filled home with absolutely everything you need, and nothing you don't.

With your choice of flexible floorplans, you'll enjoy superb construction quality, low-maintenance living, attractive street presence, and above all – real affordability. What's more, these stunning townhomes are just a stone's throw away from a great range of leading childcare facilities, schools and further education, Berwick Springs Lakes and Wetlands and Circa Park, medical facilities including the superb Berwick Hospital, and a wide range of great shopping, too.

A smart investment

All TownLiving by Metricon townhomes offer you an absolute assurance of quality construction and superb internal design from Australia's number one home builder. Just choose the design that suits you best, and move in.

Magnificent townhomes at very affordable prices in an admired community, just a short trip to the Melbourne's East and its CBD, and the delights of the Mornington Peninsula, Phillip Island and Gippsland are all within easy reach as well.

That's Pinehill at Minta, Berwick.



Choose a better life at Pinehill, Minta

What an opportunity for smart buyers! Stockland, one of Australia's leading residential developers, have a passion to build happy, healthy sustainable and easy-to-live-in communities that thrive. Quite simply, a better way to live, with 83% of Stockland development residents saying they just love living in their new community. Now imagine living in this wonderful new community in a magnificent Metricon townhome, with everything you need and nothing you don't - an affordable, modern lifestyle.

Minta is in much-sought-after Berwick: with a history spanning more than 150 years, much of the character of Berwick's original township has been retained in established areas along High Street. With an optimal blend of country and urban living, this great area is perfect for your ultra-desirable Metricon townhome.

Make the most of Pinehill, in your new Metricon townhome

Not only will your new Townliving by Metricon townhome be brilliantly designed to suit your family's lifestyle, it will be part of a co-ordinated and attractive street frontage, so you can be confident of living on a beautifully presented street. The verge and landscape maintenance program also means you'll gain back precious time to live life your way.

Very close to your new Metricon townhome there are over 22 hectares on the eastern boundary of Minta there are over 22 hectares of conservation area, reserves and public open spaces with tranquil lakes surrounded by

natural fauna and native birds. So whether it's for your routine morning jog, or a twilight stroll in the evening, future pathways around the lake will invite you to this peaceful escape from your daily grind.

Parks, views & open spaces

The undulating landscape also means you could take advantage of delightful views from your new home and nearby. With its major park on the hilltop, multiple smaller parks and open spaces and considered masterplan design to ensure connected pedestrian and cycleways throughout the community, there are plenty of spaces to help you stay fit and active.

Your light-filled and immaculately presented Metricon townhome will be the perfect place to experience this exciting new community. Over 10,000 new jobs are coming, with an activated main street, landmark buildings, town square, small businesses and dedicated commercial areas part of the future development plan.

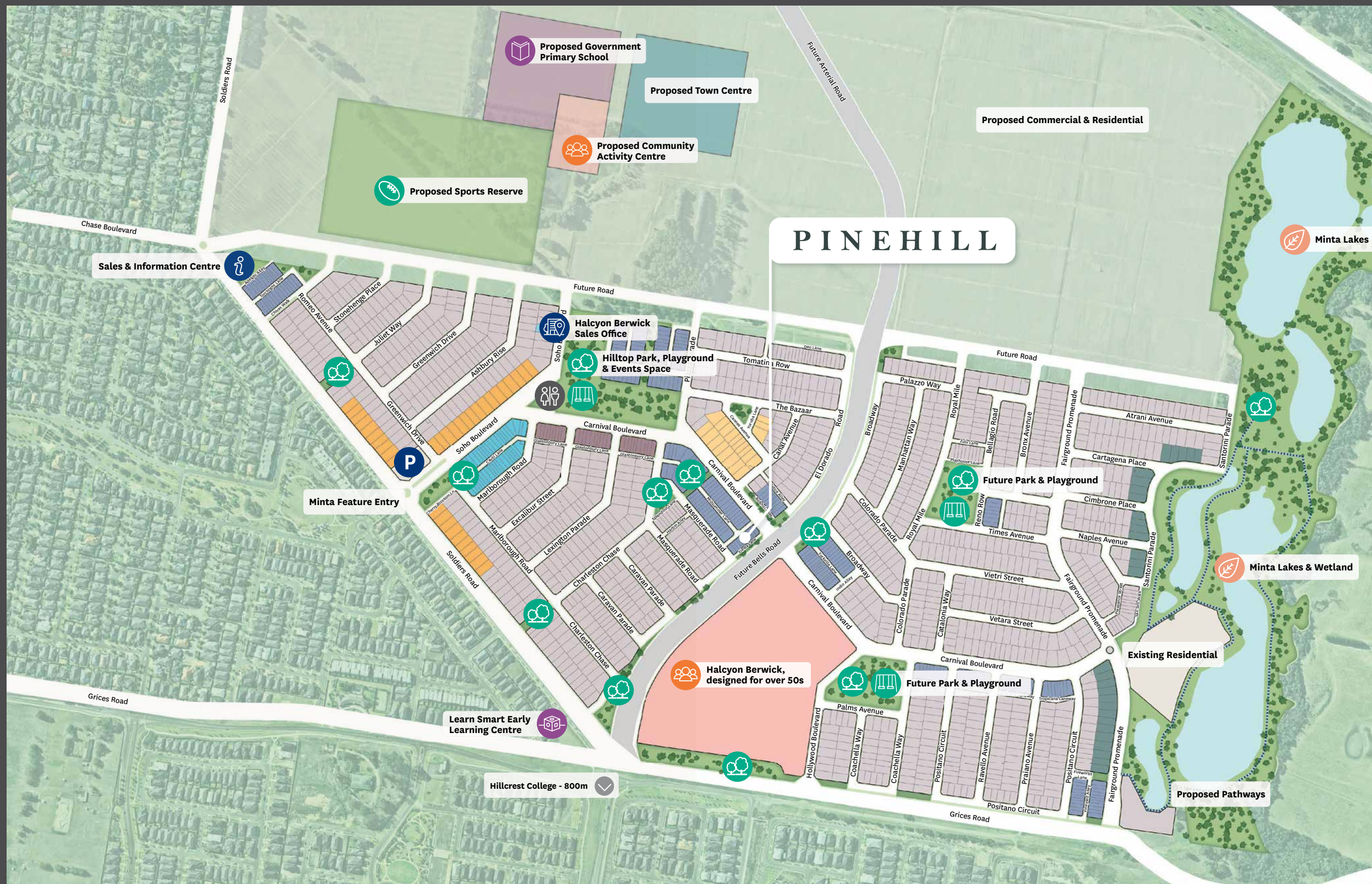
Pinehill: the very best of Minta

When you combine the charms of Minta with the know-how and design smarts of TownLiving by Metricon, you just know you're onto a winner.

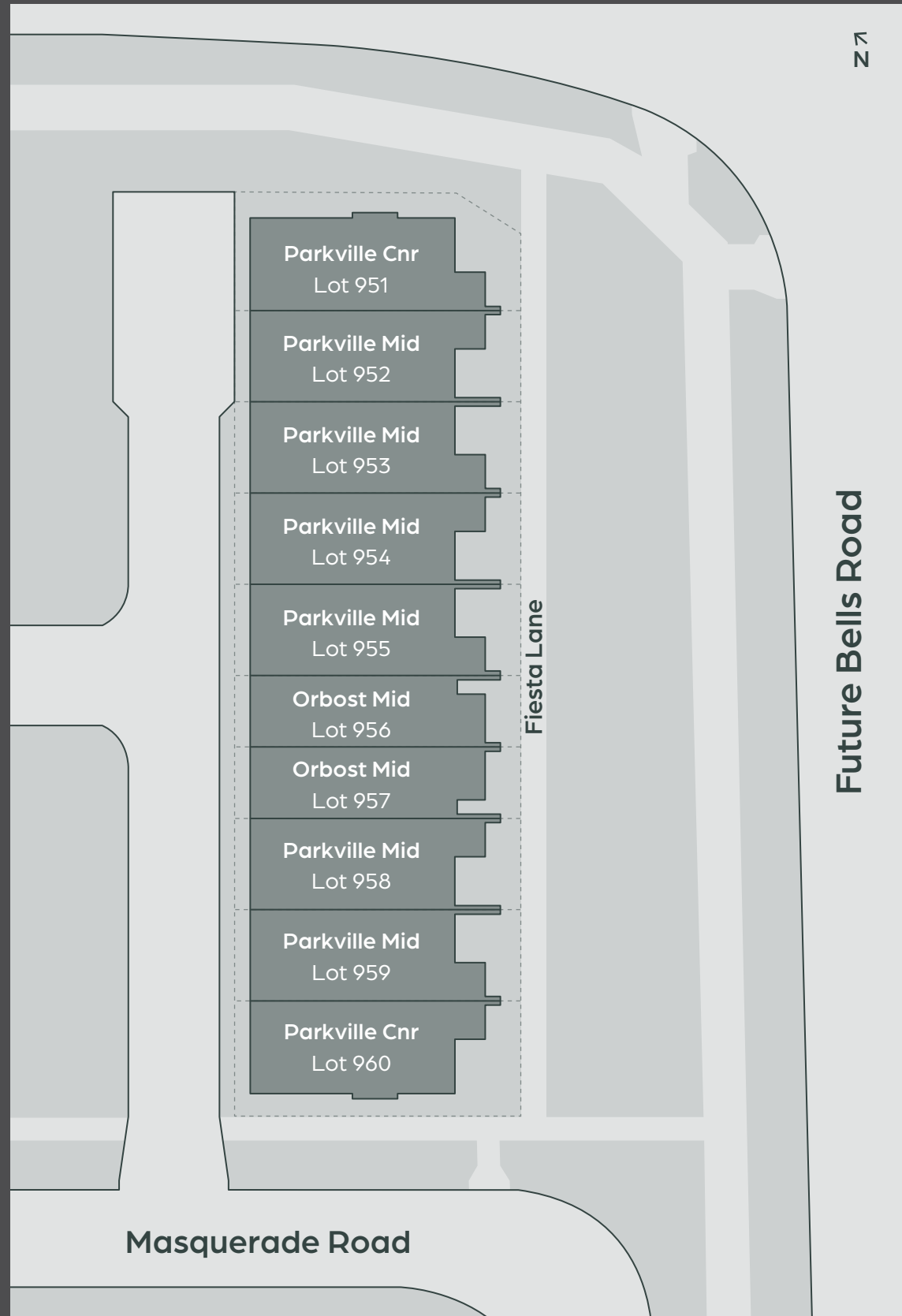
A beautiful home that won't break the bank, in one of Melbourne's best locations. Move in, and enjoy.



Artist impression. Actual landscaping may vary.

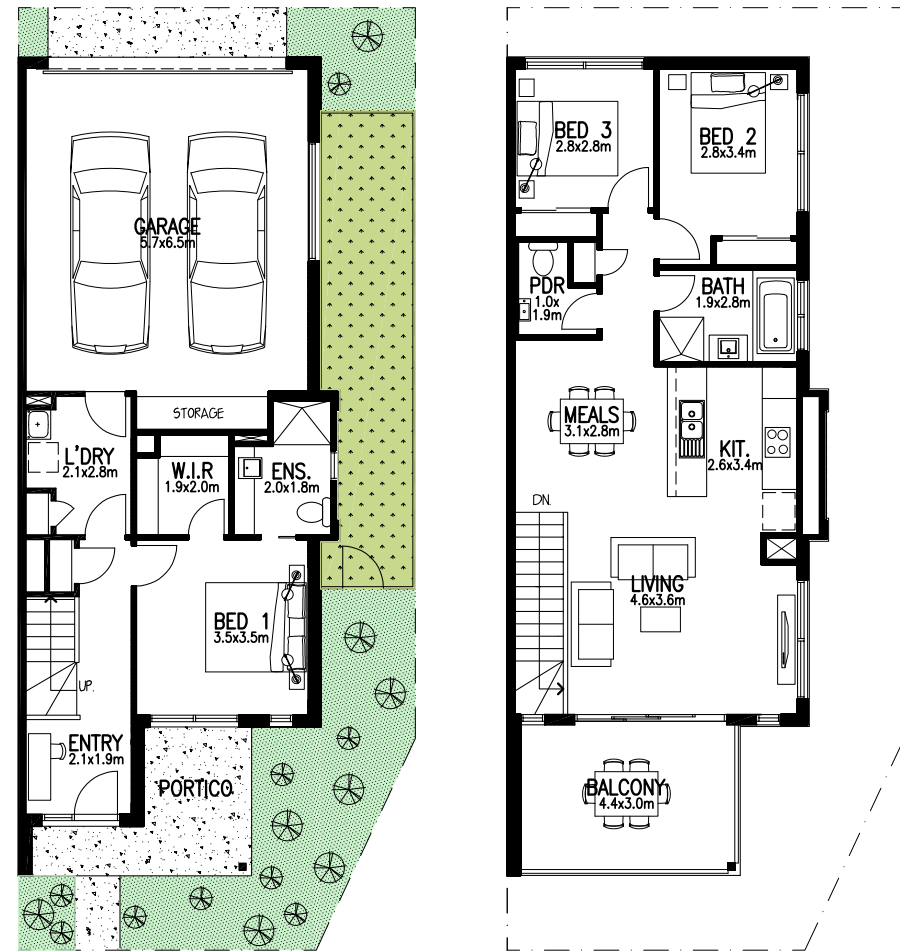


Masterplan supplied for the purpose of providing an impression of Stockland Minta and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale.



Parkville Cnr

20.87sq



Parkville floor plan based on Lots 951 & 960.

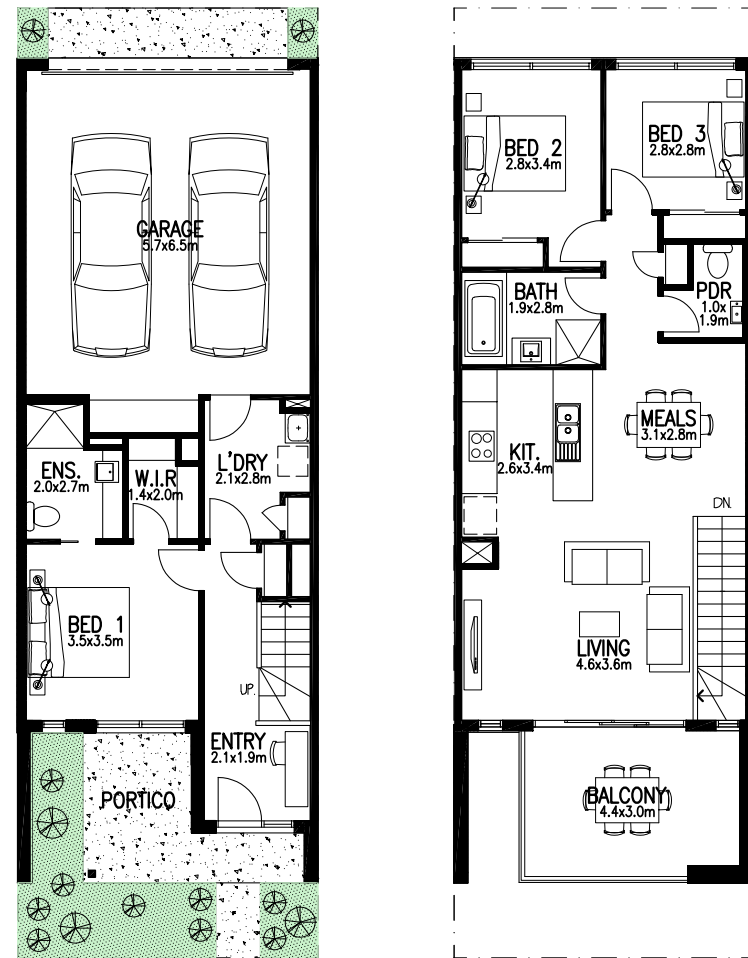
Located at the end of the block, this light-filled, cutting-edge townhome design with more – the three-bedroom Parkville offers you true family living. With extra windows, it allows for more light to grace your beautiful home, its impressive portico entrance leads to a study nook and the stunning Master suite – not to mention large laundry and full 2-car garage – then follow us upstairs to discover two substantial spare bedrooms, a spare bathroom and separate powder room, and a vast integrated living hub with balcony. This really is a breakthrough home design, where everyone can kick back and relax.



Artist impression. Parkville Cnr, Lot 951

20.62sq

Parkville Mid



Parkville floor plan based on Lots 952, 953, 954, 955, 958 & 959.

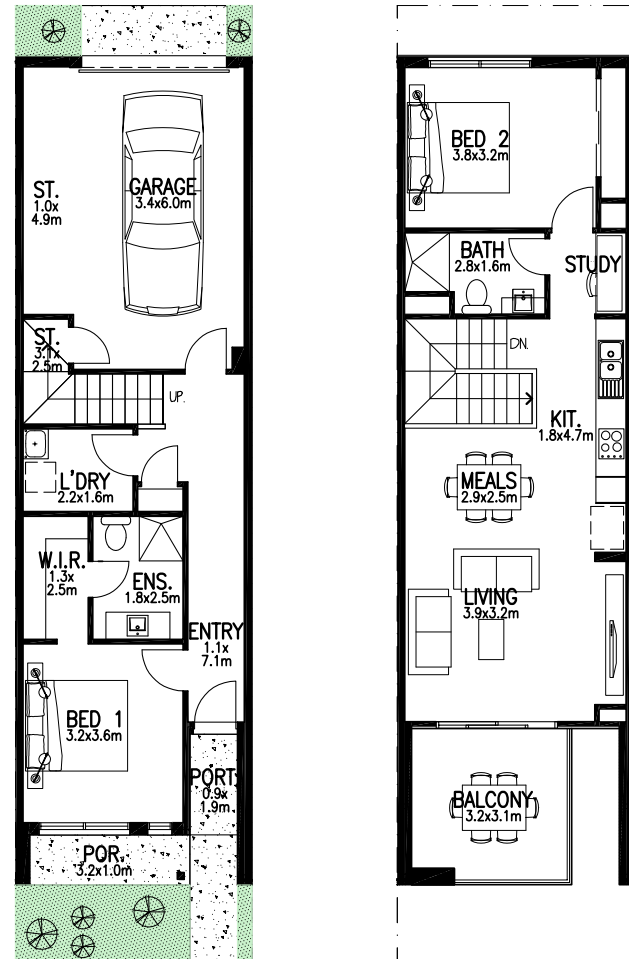
A light-filled, cutting-edge townhome design with more – the three-bedroom Parkville offers you true family living. Its impressive portico entrance leads to a study nook and the stunning Master suite – not to mention large laundry and full 2-car garage – then follow us upstairs to discover two substantial spare bedrooms, a spare bathroom and separate powder room, and a vast integrated living hub with balcony. This really is a breakthrough home design, where everyone can kick back and relax.



Artist impression. Parkville Mid, Lot 953

Orbost Mid

16.20sq



Orbost floor plan based on Lots 956 & 957.

These exciting two bedroom homes are perfect for singles, couples, and investors seeking a stylish and affordable living solution. With a single car garage with useful extra storage space, these home also offer you the joy of “upstairs” leisure living plus a delightful balcony for eating alfresco or just enjoying the outlook. Light-filled and airy, this is modern living at its finest.



Artist impression. Orbost Mid, Lot 957

Which one is yours?



Parkville & Orbost.
Artist impression. Actual landscaping may vary.

A LOT 960
House area 20.87sq
Lot area 144m²
Parkville Cnr

B LOT 959
House area 20.62sq
Lot area 114m²
Parkville Mid

C LOT 958
House area 20.62sq
Lot area 114m²
Parkville Mid

D LOT 957
House area 16.20sq
Lot area 89m²
Orbost Mid

E LOT 956
House area 16.20sq
Lot area 89m²
Orbost Mid

F LOT 955
House area 20.62sq
Lot area 114m²
Parkville Mid

G LOT 954
House area 20.62sq
Lot area 114m²
Parkville Mid

H LOT 953
House area 20.62sq
Lot area 114m²
Parkville Mid

I LOT 952
House area 20.62sq
Lot area 114m²
Parkville Mid

J LOT 951
House area 20.87sq
Lot area 148m²
Parkville Cnr

^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 Stockland. 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.



Artist's impression, subject to change.

More Home. More Value.



Fixed site costs (no more to pay)



Landscaping to front yard



2550mm ceiling height ground floor



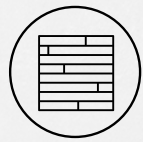
Wall panel heaters to all bedrooms



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

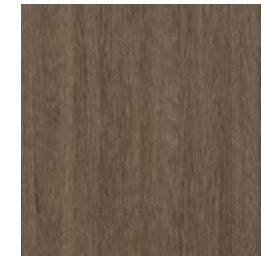


Letterbox

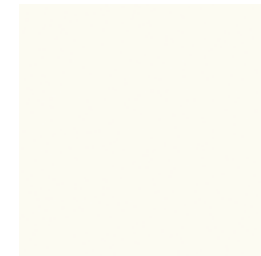


LED Downlights

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 - 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/ Reconstituted Stone Benchtops (Upgrade Option)

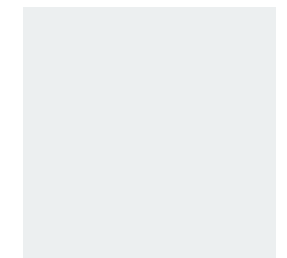
15/ Blinds (Upgrade Option)



04



05



06



07



08



09



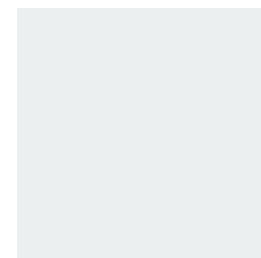
10



11



12



13



14



15

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

Colour Schemes – Pepper

01 02 03

04 05 06

07 08 09

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

10 11 12

13 14 15

01/ Kitchen Overhead Cupboards - laminate

02/ Kitchen Base Cupboards - laminate

03/ Bathroom, Ensuite & Laundry Base Cupboards - laminate

04/ Kitchen, Bathroom, Ensuite & Benchtop - 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/ Reconstituted Stone Benchtops (Upgrade Option)

15/ Blinds (Upgrade Option)

Colour Schemes – Caramel

01 02 03

04 05 06

07 08 09

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

10 11 12

13 14 15

01/ Kitchen Overhead Cupboards - laminate

02/ Kitchen Base Cupboards - laminate

03/ Bathroom, Ensuite & Laundry Base Cupboards - laminate

04/ Kitchen, Bathroom, Ensuite & Benchtop - stone

05/ Wall Tiles

06/ Internal Paint Colour

07/ Carpet

08/ Timber look laminate flooring

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10/ Premium Carpet (Upgrade Option)

11/ Premium Timber Look Laminate Flooring (Upgrade Option)

12/ Mirror (Upgrade Option)

13/ Splashback (Upgrade Option)

14/ Reconstituted Stone Benchtops (Upgrade Option)

15/ 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 seventh year running, we must be doing something right. That's why more people choose to build with Metricon, Australia's most loved home builder.



Image of Minto community.

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