

theboulevard

TOWNHOME LIVING



Stockland

TOWNLIVING™

m
metricon



Artist impression. Actual landscaping may vary.



Your perfect home in the perfect location

Live life your way at 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

And 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, Philip Island and Gippsland are all within easy reach as well.

That's The Boulevard at Minta, Berwick.



Welcome to your future

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 Minta, 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 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.

Not just Minta: this is the 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.



Fireworks Lane

Capri Lot 18101	Rosedale Lot 18122
Capri Lot 18102	Rosedale Lot 18121
Capri Lot 18103	Rosedale Lot 18120
Capri Lot 18104	Rosedale Lot 18119
Barmah Lot 18105	Barmah Lot 18118
Barmah Lot 18106	Barmah Lot 18117
Barmah Lot 18107	Barmah Lot 18116
Capri Lot 18108	Rosedale Lot 18115
Capri Lot 18109	Rosedale Lot 18114
Capri Lot 18110	Rosedale Lot 18113
Capri Lot 18111	Rosedale Lot 18112

Dositano Circuit | Vineyard Alley | Fairground Promenade

Grices Road

Barmah Mid

14.83sq

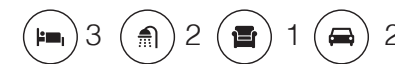
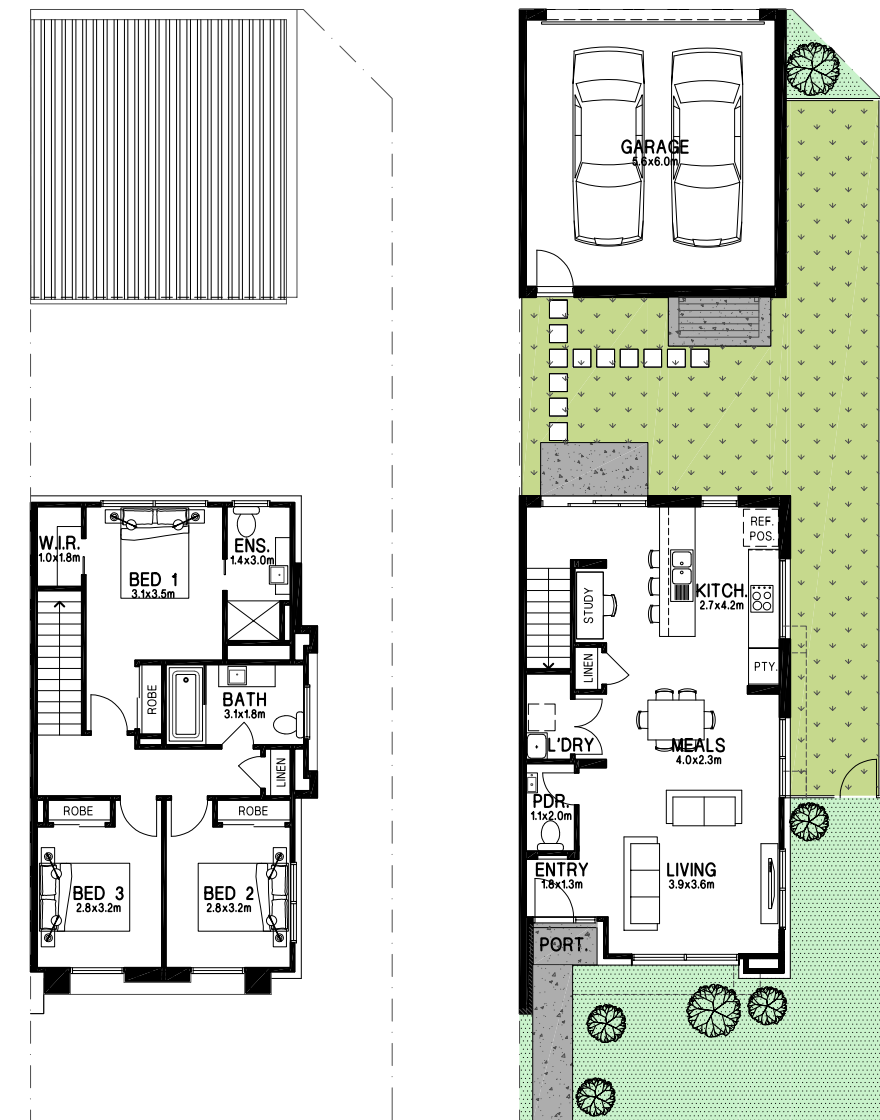


Rosedale floor plan based on lot 18105.

A smart solution for contemporary living, the two-bedroom Barmah makes the most of the block. Great for entertainers, the ground floor is given over to spacious open-plan living. A designer kitchen at the heart of the home links distinct zones for dining and relaxing. Head upstairs and two large bedrooms, both ensuite, sit at either end of the property, ensuring your privacy. A courtyard outback, perfect for summer, leads to a single garage.

18.08sq

Capri End



Rosedale floor plan based on lot 18111.

An expansive, three-bedroom solution that's a fantastic offering for growing families, the stylish Capri 3 has it all. Open-plan living stretches the width of the ground floor, so you can eat together and catch up on all your favourite TV. Upstairs, a large ensuite master has a walk-in wardrobe. Two additional bedrooms both have built-in wardrobes and share a second bathroom. Throw in a double garage, and you have all the room you need.

Rosedale Corner

20.15sq



4 3 2 2 Barmah floor plan based on lot 18112.

Forget tripping over each other. The four-bedroom Rosedale allows your family all the room you need. Expansive open-plan living on the ground floor brings everyone together, while also making space for a big bedroom and bathroom. Of three large bedrooms on the first floor, the master boasts a walk-in wardrobe and ensuite. Give the kids the run of the spacious retreat up here. All this, plus a double garage and courtyard.

19.84sq

Rosedale Mid



4 3 2 2 Capri floor plan based on lot 18121.

Forget tripping over each other. The four-bedroom Rosedale allows your family all the room you need. Expansive open-plan living on the ground floor brings everyone together, while also making space for a big bedroom and bathroom. Of three large bedrooms on the first floor, the master boasts a walk-in wardrobe and ensuite. Give the kids the run of the spacious retreat up here. All this, plus a double garage and courtyard.

Which one is yours?

A B C D E F G H I J K



Capri & Barmah
Artist impression. Actual landscaping may vary.

A LOT 18101
House area 18.08sq
Lot area 194m²
Capri Corner

B LOT 18102
House area 17.96sq
Lot area 150m²
Capri Mid

C LOT 18103
House area 18.00sq
Lot area 150m²
Capri Mid

D LOT 18104
House area 18.00sq
Lot area 150m²
Capri Mid

E LOT 18105
House area 14.83sq
Lot area 113m²
Barmah Mid

F LOT 18106
House area 14.83sq
Lot area 113m²
Barmah Mid

G LOT 18107
House area 14.91sq
Lot area 113m²
Barmah Mid

H LOT 18108
House area 18.00sq
Lot area 150m²
Capri Mid

I LOT 18109
House area 18.00sq
Lot area 150m²
Capri Mid

J LOT 18110
House area 17.96sq
Lot area 150m²
Capri Mid

K LOT 18111
House area 18.08sq
Lot area 210m²
Capri 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 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.

Which one is yours?

A B C D E F G H I J K



Rosedale 4 & Barmah
Artist impression. Actual landscaping may vary.

A LOT 18112
House area 20.15sq
Lot area 219m²
Rosedale Corner

B LOT 18113
House area 19.94sq
Lot area 162m²
Rosedale Mid

C LOT 18114
House area 19.84sq
Lot area 162m²
Rosedale Mid

D LOT 18115
House area 19.94sq
Lot area 162m²
Rosedale Mid

E LOT 18116
House area 14.83sq
Lot area 122m²
Barmah Mid

F LOT 18117
House area 14.83sq
Lot area 122m²
Barmah Mid

G LOT 18118
House area 14.91sq
Lot area 122m²
Barmah Mid

H LOT 18119
House area 9.94sq
Lot area 162m²
Rosedale Mid

I LOT 18120
House area 19.84sq
Lot area 162m²
Rosedale Mid

J LOT 18121
House area 19.94sq
Lot area 162m²
Rosedale Mid

K LOT 18122
House area 20.07sq
Lot area 213m²
Rosedale End

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Artist Impression. Capri home design in Almond scheme shown.

More Home. More Value.



Fixed site costs (no more to pay)



Landscaping to front yard



2500mm ceiling height to ground floor and 2400 ceiling to first floor



Wall panel heaters to all bedrooms



Modern kitchen cooktop, oven and rangehood



Split system to main living area



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



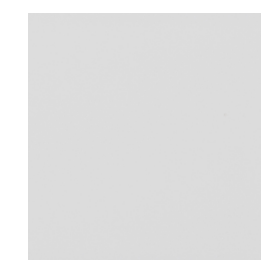
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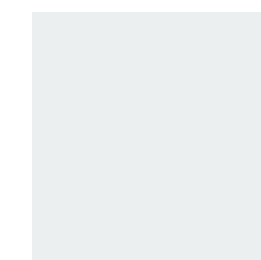
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04



05



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07



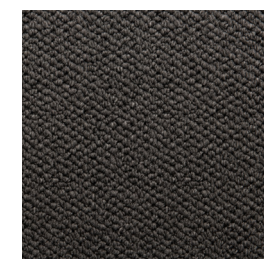
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09

- 01/ Kitchen Overhead Cupboards - laminate
- 02/ Kitchen Base Cupboards - laminate
- 03/ Bathroom, Ensuite & Laundry Base Cupboards - laminate
- 04/ Kitchen, Bathroom, Ensuite & Benchtop - laminate
- 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/ Premium Benchtops - Reconstituted Stone (Upgrade Option)
- 15/ Blinds (Upgrade Option)

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



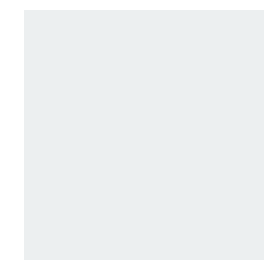
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11



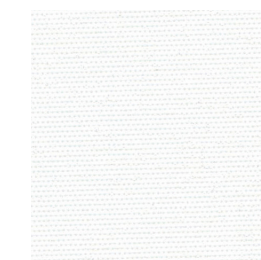
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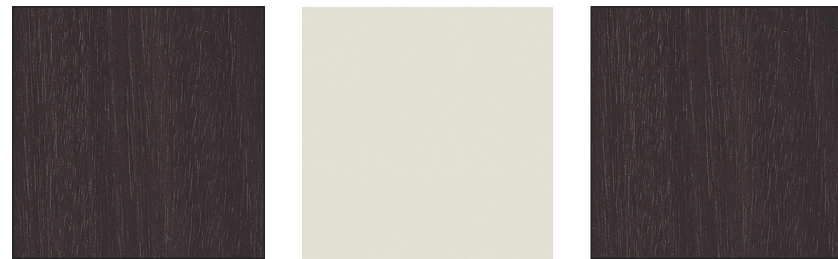


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Colour Schemes - Pepper



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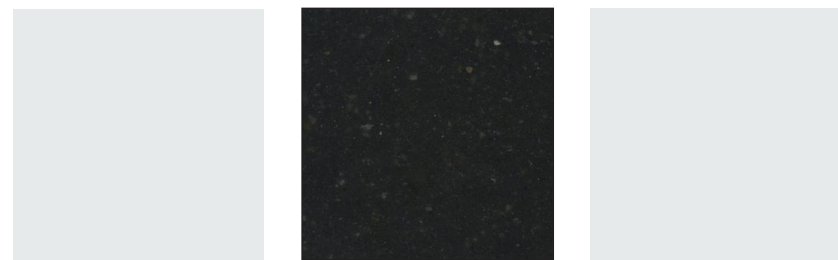
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01/ Kitchen Overhead Cupboards
- laminate

02/ Kitchen Base Cupboards
- laminate

03/ Bathroom, Ensuite & Laundry
Base Cupboards - laminate

04/ Kitchen, Bathroom, Ensuite &
Benchtop - laminate

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)

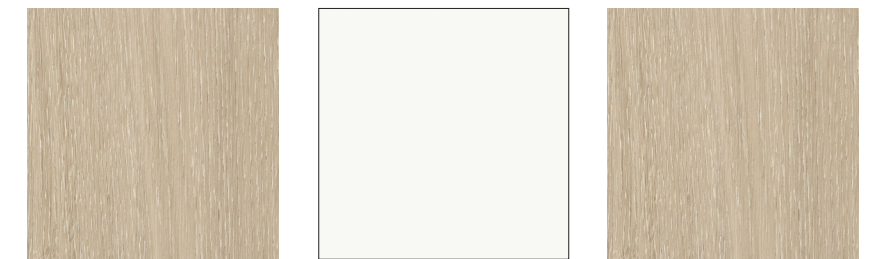
12/ Mirror (Upgrade Option)

13/ Splashback (Upgrade Option)

14/ Premium Benchtops -
Reconstituted Stone
(Upgrade Option)

15/ Blinds (Upgrade Option)

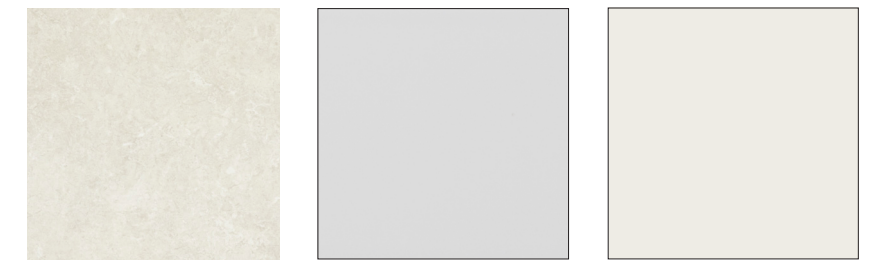
Colour Schemes - Caramel



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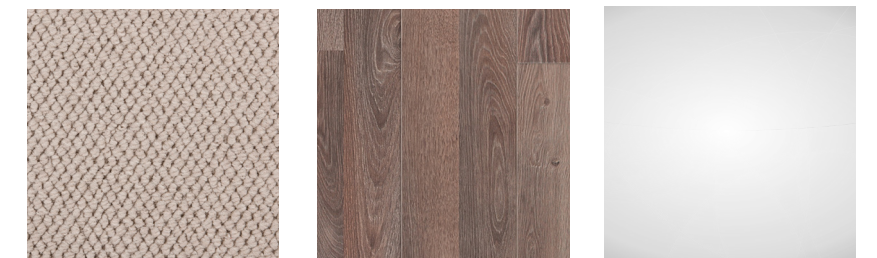


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Specification Upgrades (refer to project upgrade list and project specification)



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01/ Kitchen Overhead Cupboards
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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.



Artist impression. Barmah home design in Caramel scheme shown.



Artist impression. Actual landscaping may vary.

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