

RATHDOWNE TOWNHOMES

EDEN FIELDS STAGE 14

RATHDOWNE
WOLLERT

villawood
properties

TOWNLIVING™

m
metricon



EDEN FIELDS STAGE 14 PRECINCT: THE VERY BEST OF RATHDOWNNE ESTATE AT WOLLERT

Just 30 kilometres away from Melbourne's CBD with easy access to the city via the Hume Freeway or from nearby train stations, Eden Fields Stage 14 townhome release by Metricon offers the perfect opportunity for families seeking to upgrade their lives.

Metricon is offering a strictly limited release of ten prime townhouses within this established master planned community; Rathdownne Estate developed by Villawood Properties, you will have everything you need at your doorstep. You'll feel like you belong here from the very first day that you arrive.

This is a rare opportunity to acquire a quality town house built by Australia's number 1 home builder in a most desirable and convenient location. And not just any home - a Metricon home.

Long a by-word for quality, Metricon leverage more than 45 years creating homes that Australians love to live in. Now they are offering you this unique range of contemporary, low-maintenance town homes, at a price which will delight.

CONTEMPORARY, AFFORDABLE AND MODERN

This is your chance to invest in a contemporary and affordable family living that delivers leading-edge design that you would only expect from Australia's number one builder - seven years running, no less.

Your new residence will look simply stunning as part of a co-ordinated streetscape, and interiors of each of these ten homes are modern, luxurious, light-filled, and spacious. These terrace homes are perfect for singles, couples, families, and investors.

The process is designed to make it very simple for you to select the 'look' that works for you. Our sales consultants provide seamless support, guiding you at every step to ensure you make the right choice for your home.

So, make a great decision today: choose a Metricon town home in the Eden Fields Stage 14 release at Rathdownne Estate, Wollert. There's no better place to nurture your family's future.

Come on in and relax. After all, you are home!



EDEN FIELDS

TOWNHOME LIVING

GREEN OPEN SPACE

COUNCIL DISTRICT SPORTS FIELDS

BOARDWALK

CONSERVATION RESERVE HECTARES

CREEK

PROPOSED GOVERNMENT SCHOOL

GATED DOG PARK

PARK, PLAYGROUND & KICKABOUT AREA

FUTURE RESIDENTIAL & COMMUNITY ACTIVITY CENTRE

PROPOSED NON GOVERNMENT SCHOOL

PROPOSED SUPERMARKET, CONVENIENCE SHOPS & CAFE

FUTURE RESIDENTIAL

CLUB RATHDOWNE

BP SERVICE STATION
McDONALDS RESTAURANT
KFC RESTAURANT

Voyager Drive

Fosse Lane



Westcape Drive

LOVE WHERE YOU LIVE

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

A mere hop, skip and a jump to all the facilities in nearby city centres, and with rapid access to the Hume Freeway, you can enjoy ample job opportunities with the cultural richness that Melbourne has to offer. You will also get to be a part of a booming local community surrounded by a bunch of great schools and education centres, along with shopping malls and hospitals - all well-connected by an excellent transportation system.

Experience a place where community comes together, friends are made, and families grow. A place to belong. A safe and vibrant environment that feeds the mind and the soul. And for families, this is an especially sought-after location where quality education of all kinds is on your doorstep, with several established and well-respected schools nearby and more coming.

At the heart of everything, Eden Fields precinct offers you:

- Fast local employment growth.
- Proximity to the Hume Freeway to whisk you north and south and Craigieburn Rd along with other major routes that will speed you to the nearby suburbs.

- From Craigieburn, Melbourne's centre is a relaxed 38 minutes away by train.
- More large-scale transport projects are planned for this area too, including a future Wollert Train Station.
- A proposed Shopping Precinct with landmark buildings, created by one of Melbourne's leading urban architectural practices, comprising 5000m² of retail floor space, including specialty retail, cafes, and a supermarket.
- Enjoy quality time amongst the greenery with bike and pedestrian paths connecting the entire neighbourhood.
- Many highly-credentialled primary and secondary schools to choose from.
- Craigieburn Super Clinic, Maternal Health and Child Care and The Northern Hospital also within easy reach.
- Local sporting and recreation opportunities including the Conservation Reserve, Splash Aqua Park and Leisure Centre, Craigieburn Grasslands, Craigieburn Sporting Club and Public Golf Course, Growling Frog Golf Course, Epping Recreation Reserve and Yan Yean Top Lookout and Yan Yean Reservoir Park; not to mention the easy access to a range of charming country towns and regional centres.
- Easy 30-minute access to both Tullamarine and Essendon Airports.



CREATED BY OUR FAMILY, FOR YOUR FAMILY



Despite being Australia's most successful home builder, Metricon is still a proudly family-owned business, creating thousands of homes for Australia's families every year. Our home designs are renowned and awarded for their designs, quality of construction, and affordability.

At Metricon, 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.



Our partner, Villawood Properties, has grown to become one of Australia's leading residential land developers. They believe that there is much more to living than simply developing a housing scheme and are committed to going that extra mile to deliver vibrant communities where residents form strong and long-lasting relationships. With a proven track record in delivering innovative, community-focused, and master-planned developments, Villawood now boasts a portfolio of over 50 completed residential projects.

So, rest assured, you'll be working with the best when you choose your own, brand new Metricon town home at Eden Fields precinct in the beating heart of lovely Rathdowne Estate in Wollert. Trust your future to us.

This opportunity is strictly limited, so act quickly to avoid disappointment.

JOIN THE CLUB

Wake up and immerse yourself in the resort-style living, every day. Residents have exclusive access to the award-winning Club Rathdowne.

This cleverly designed hub provides all the facilities you could possibly wish for. Enjoy the resort pool, take a dip in the 25-metre lap pool, fully equipped gym, venue space and tennis courts. Along with communal spaces to bring you together with your new neighbours, such as the community gardens and your new local cafe.

This all-inclusive, high standard of living is within your grasp at Rathdowne.



GEMBROOK MID

18.69 SQ



| | |
|-----------------|----------------------|
| Ground Floor: | 68.28m ² |
| First Floor: | 65.26m ² |
| Total Internal: | 133.56m ² |
| Garage: | 38.46m ² |
| Porch: | 1.58m ² |



Gembrook Mid floor plan based on Lots 1440 & 1447.

Create your ideal setting for unforgettable moments and cherished memories with open plan living, seamlessly connecting the living, dining, and kitchen. Perfectly zoned with a ground floor bedroom and adjoining powder room whilst upstairs, a generously sized leisure area awaits, filled with natural light through a skylight. Thoughtfully positioned at the rear is a large master suite spanning the width of the home featuring a walk through robe to ensuite.



GEMBROOK CNR

18.77 SQ



| | |
|-----------------|----------------------|
| Ground Floor: | 68.51m ² |
| First Floor: | 65.50m ² |
| Total Internal: | 134.10m ² |
| Garage: | 38.81m ² |
| Porch: | 1.58m ² |



Gembrook Cnr floor plan based on Lots 1439 & 1448.

In the most desirable end of terrace location with all the benefits of the Gembrook Mid, create your ideal setting for unforgettable moments and cherished memories.



CLARINDA MID

17.24 SQ



| | |
|-----------------|----------------------|
| Ground Floor: | 60.18m ² |
| First Floor: | 59.56m ² |
| Total Internal: | 119.74m ² |
| Garage: | 38.46m ² |
| Porch: | 2.00m ² |



Clarinda Mid floor plan based on Lots 1441–1442 & 1445–1446.

This remarkable townhome features ground floor open plan living, seamlessly connecting the living, dining, and kitchen areas. Enjoy the convenience of a separate powder room and the versatility of a dedicated study nook. Upstairs, two minor bedrooms provide comfort and space, while the master suite offers a luxurious retreat complete with it's own personal ensuite. Catering to the needs of the modern lifestyle to deliver style and functionality.





| | |
|-----------------|----------------------|
| Ground Floor: | 65.62m ² |
| First Floor: | 64.67m ² |
| Total Internal: | 130.29m ² |
| Garage: | 38.46m ² |
| Porch: | 2.48m ² |



Rosanna Mid floor plan based on Lots 1443-1444.

Boasting a ground floor open plan living space, seamlessly connecting the living, dining, and kitchen areas. With a ground floor bedroom and adjoining powder room, this home offers flexibility to cater to your specific needs. Upstairs, the generously sized leisure area with a skylight provides endless possibilities. The master bedroom features a walk-through robe leading to an ensuite with a large shower, offering a luxurious retreat.



WHICH ONE IS YOURS?



Artist impression. Actual landscaping may vary.

A Lot 1448
House Area 18.77sq
Lot Area 193m²
Gembrook Cnr

B Lot 1447
House Area 18.69sq
Lot Area 150m²
Gembrook Mid

C Lot 1446
House Area 17.24sq
Lot Area 150m²
Clarinda Mid

D Lot 1445
House Area 17.24sq
Lot Area 150m²
Clarinda Mid

E Lot 1444
House Area 18.43sq
Lot Area 150m²
Rosanna Mid

^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 New Home Advisor for full details of standard inclusions. Land supplied by Villawood Properties. 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. MET3569 MAR2024.



F Lot 1443
 House Area 18.43sq
 Lot Area 150m²
 Rosanna Mid

G Lot 1442
 House Area 17.24sq
 Lot Area 150m²
 Clarinda Mid

H Lot 1441
 House Area 17.24sq
 Lot Area 150m²
 Clarinda Mid

I Lot 1440
 House Area 18.69sq
 Lot Area 150m²
 Gembrook Mid

J Lot 1439
 House Area 18.77sq
 Lot Area 194m²
 Gembrook Cnr



MORE HOME. MORE VALUE.



Fixed site costs (no more to pay)



Landscaping to front yard



2550mm ceiling height ground floor



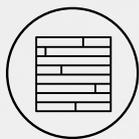
Wall panel heaters to all bedrooms



Modern kitchen cooktop, oven and rangehood



Split system to main living



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



20mm Dekton premium surface kitchen & bathroom benchtops



Carpet to bedrooms



Letterbox



LED Downlights

COLOUR SCHEMES - ALMOND

- 01/ Kitchen Overhead Cupboards - laminate
- 02/ Kitchen Base Cupboards - laminate
- 03/ Bathroom, Ensuite & Laundry Base Cupboards - laminate
- 04/ Kitchen, Bathroom & Ensuite Benchtop - Dekton Premium Surface
- 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)



01



02



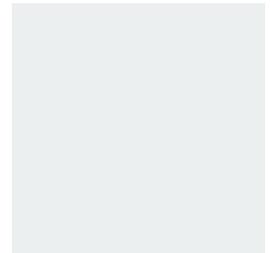
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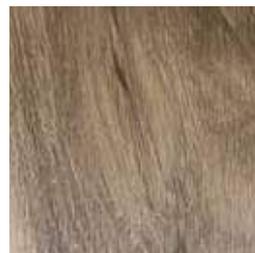


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Specification Upgrades (refer to project upgrade list and project specification)



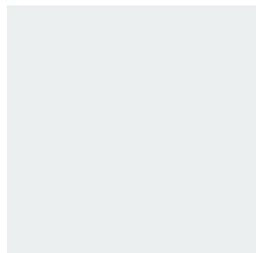
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COLOUR SCHEMES - PEPPER



01



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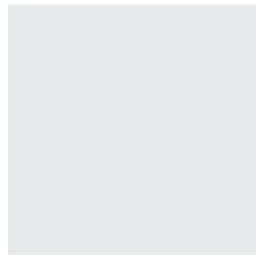
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Specification Upgrades (refer to project upgrade list and project specification)



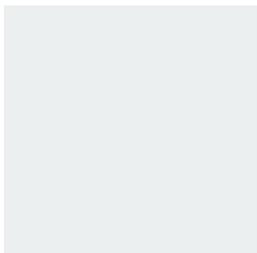
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01/ Kitchen Overhead Cupboards
- laminate

02/ Kitchen Base Cupboards
- laminate

03/ Bathroom, Ensuite & Laundry
Base Cupboards - laminate

04/ Kitchen, Bathroom & Ensuite
Benchtop - Dekton Premium
Surface

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/ Kitchen Overhead Cupboards - laminate
- 02/ Kitchen Base Cupboards - laminate
- 03/ Bathroom, Ensuite & Laundry Base Cupboards - laminate
- 04/ Kitchen, Bathroom & Ensuite Benchtop - Dekton Premium Surface
- 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)



01



02



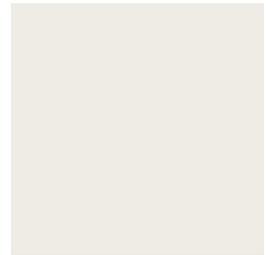
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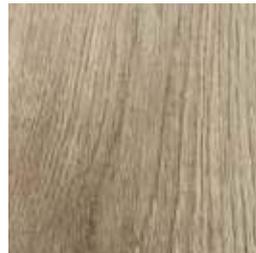
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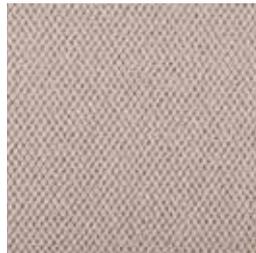


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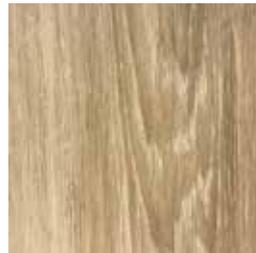


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Specification Upgrades (refer to project upgrade list and project specification)



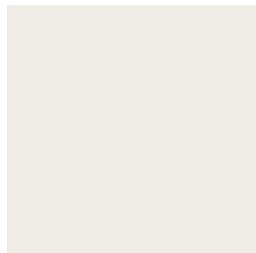
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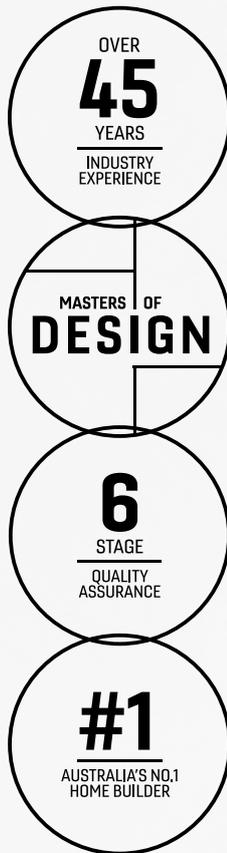


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THE METRICON DIFFERENCE



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.



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