



Stockland
it's your place

TOWNLIVING™

m
metricon



Artist's impression. Subject to change.

A PLACE TO CREATE AND SHARE MEMORIES

Picture yourself living in a brand new townhome in the heart of the town, amidst sprawling green space and lakes, and a welcoming, like-minded community.

Welcome to Eastside at Highlands.

Positioned just 32km north of Melbourne's CBD, Eastside townhomes take prime position within Highlands, a twice award-winning* established community in Craigieburn.

It's just a stone's throw to shopping, recreation, leisure and education – as well as easy transport options connecting you to wherever you need to go.

And all this whilst living in a stylish 2 or 3 bedroom contemporary townhouse, all ready-made for sharing life's best moments together.

*Stockland Highlands was awarded Australia's Best Masterplanned Community by UDIA in 2013 and 2015.

—
EVERYTHING YOU
NEED, AT THE CENTRE
OF YOUR WORLD
—



House Type Shown:
Bale

Artist's impression. Subject to change. Furniture not included.



This map is provided solely for the purpose of providing an impression of Eastside at Highlands (as well as the approximate location of existing and proposed third party facilities, services or destinations) and is not intended to be used for any other purpose. All distances and travel timeframes are estimates only, refer to distance or travel by car and are based on information obtained from Google Maps.

PRIME POSITION

Eastside townhomes have been thoughtfully designed to take full advantage of their prime position. To the west, inviting green parkland, reserves and lakes provide perfect picnic and play spots, and countless opportunities for getting active or exploring.

Highlands boasts over 150 hectares of local parkland and kilometres of seemingly endless walking trails to enjoy.

Just across the road to the east, you'll find a huge range of shopping, dining and

bustling entertainment at the established Craigieburn Central. There are an abundance of quality primary and secondary education and childcare options, the state-of-the-art Hume Global Learning Centre and Library, and a future aquatic centre, which is expected to include a fully fitted out gym. All within walking distance of your beautiful, stylish new home.

And only a short drive away, trains from Craigieburn station make the CBD commute seamless, while a major road network connects you to the rest of the city and surrounding suburbs.

HAPPY COMMUNITY, HEALTHY LIFESTYLE



LIVE SIMPLY, LIVE WELL

At Eastside, it's simple to do all the things you need to do – so you can spend more time doing the things you love.

Craigieburn Central, your local shopping centre, is within walking distance. Pick up your ingredients for dinner here on your way home from work, head out for a casual meal, or catch the latest blockbuster in the 8-screen United Cinema complex. The shopping centre also includes Target, Big W and a huge range of fashion and specialty stores.

The popular Waterside Café and Highlands Hotel are also close by – great for a quick drink with friends or a family night out.

Families with children will thrive at Eastside. There are a number of education options all within reach, including Aitken Creek Primary School, Mount Ridley College and the \$6.3 million Newbury Child and Community Centre – a modern multi-purpose space, currently providing affordable and quality programs for the whole community. Another two primary schools for the community are also proposed.

When it comes to getting active, it's simple to find something for everyone with so many choices. On top of all the green open space around you, there's the regional tennis and hockey centres, Highgate Recreational Reserve, with an MCG-sized oval, and the brand new \$48.5 million Splash Aqua Park and Leisure Centre, which is expected to open in the first half of 2017.

There is a new future aged care facility and world-class medical centre set to open within Highlands in 2018. With general practitioners and a range of specialists expected to be on hand, it's all part of our vision to encourage happy, healthy residents – and to give you the peace of mind that medical help is never far away.

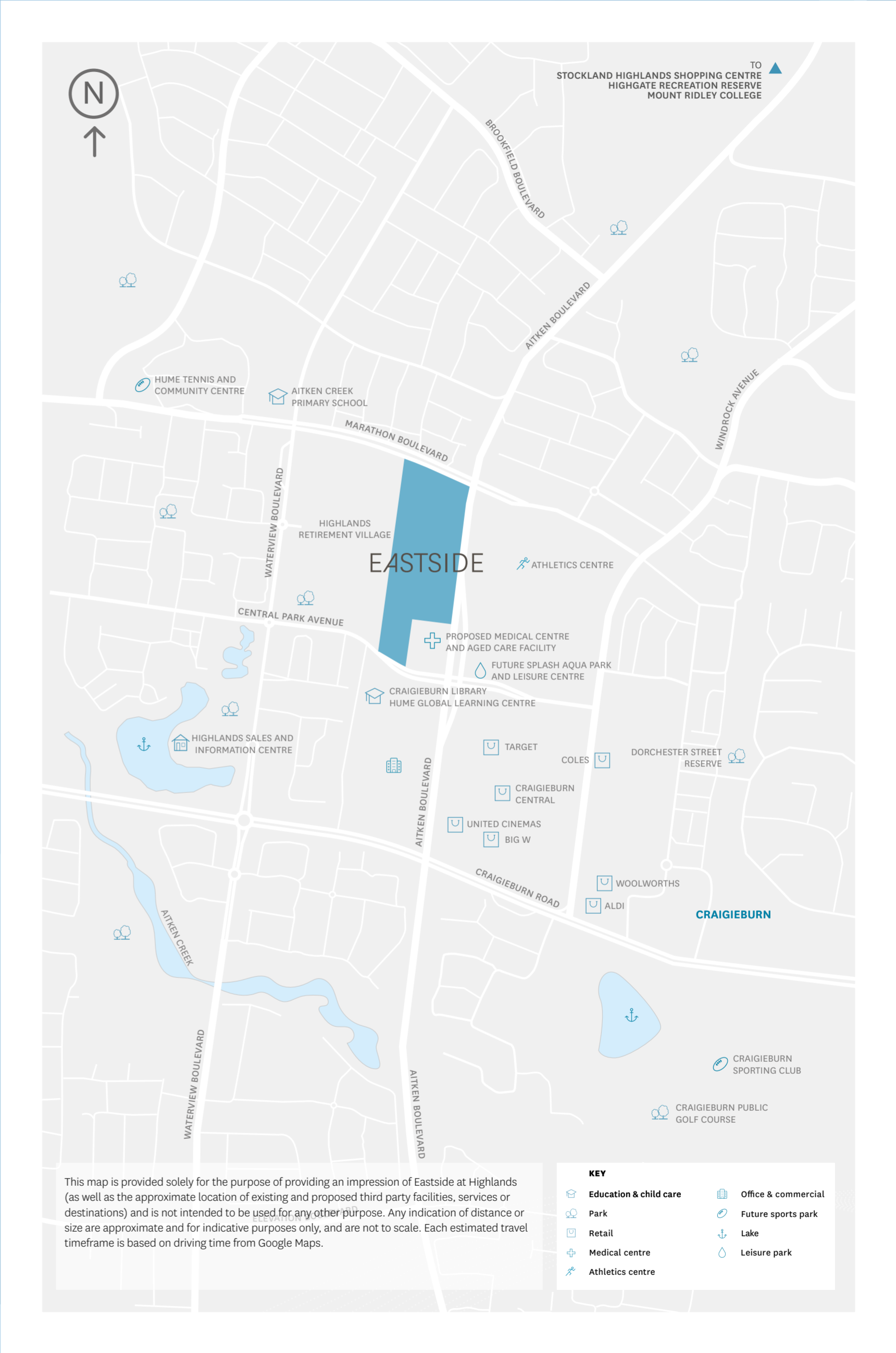


Stock Image

PERFECTLY LOCATED

A flourishing community in the north-west growth corridor

- Melbourne CBD is just 32km away, or a simple train ride from Craigieburn Station.
- A network of buses makes getting around the local area simple.
- The new Highlands medical centre and an aged care facility are proposed to open in 2018.
- Splash Aqua Park and Leisure Centre is set to open in the first half of 2017. It is anticipated that the \$48.5 million facility will include a 50-metre pool, toddler and learn-to-swim pools, a 24/7 gym, group fitness rooms and wellness suites – among many other facilities.
- Craigieburn Central is just down the road from Eastside – with an 8-screen United Cinemas and 160 stores.
- The state-of-the-art Hume Global Learning Centre and Craigieburn Library is also right across the road.





House Type Shown:
Capri

Artist's impression. Subject to change. Furniture not included.

EASTSIDE IN A DAY



6am

Greet the day
Eastside parkland: Walk, jog or cycle along Highlands' kilometres of trails. Or join a boot camp class or running group, and get active while getting social.



1pm

Grab a bite and refuel
Craigieburn Central: All that swimming is hungry work. Head to the dining precinct at Craigieburn Central for anything from Thai to Italian, and from ribs and burgers to café classics.



2pm

Stock up for the week
Craigieburn Central: With major supermarkets and a huge range of specialty stores, the shopping centre has everything you'll need to prepare for the week ahead.

Your morning 'pick me up'
Waterside Café: Stop by this friendly neighbourhood local for breakfast and great coffee, and take a moment to admire the view of the lake.



7am




8am

The school run
Local schools: There are five primary schools and three P-12 schools within easy reach, with a range of public and private co-ed options available. For younger children, you have a choice of three childcare centres.



9am

The 'to do list'
Transport connections: Whatever it is you need to get done, it's easy to get there. From Eastside Highlands you enjoy easy access to a network of major roads.



3pm

Curate your style
Craigieburn Central: Whether you're looking for an outfit that will make a statement on Saturday night or picking up some new wardrobe essentials, there is plenty to choose from at Target, Big W and a variety of boutique stores for the whole family.



4pm

Stop in for a check-up
Medical Centre: With GPs, dentists, physiotherapists and a range of other specialists, all the everyday health services you need are in one place – just around the corner from home.



5pm

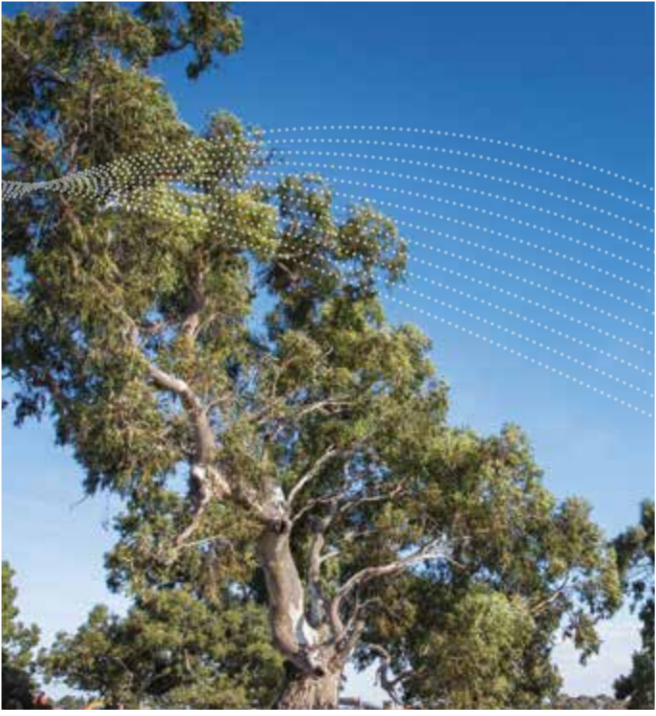
Get out on the court
Hume Tennis Centre: Book the kids into after-school tennis lessons. Hume Tennis Centre currently has coaching for all abilities and ages – from 3-year-olds to adults.



Expand your mind
Hume Global Learning Centre: This state-of-the-art new learning centre, located in Craigieburn Town Centre, is a space to learn, share knowledge and spark creativity. Groups can book rooms for meetings and conferences. Take some time out in the library, or visit the gallery and exhibition space.



10am



6pm

Meet the neighbours
Local parkland: Walk the dog or take a relaxing evening stroll around Highlands' lakes as you watch the sun go down. Stop to chat to the neighbours and let the kids run free in the green open parkland.



7pm

Enjoy some pub grub
Highlands Hotel: Have a drink at the bar with friends, or enjoy a casual family meal at the Highlands Hotel's international buffet. Kids can play in the play area while the adults chat over drinks or dessert.



11am

Great connections
Craigieburn Railway Station: A short drive from Eastside, this station connects you to the CBD and surrounding suburbs.



12pm

Dive in
Splash Aqua Park and Leisure Centre (Opening 2017): Swim some laps, enjoy the sauna or get your blood pumping in the fitness centre. Kids big and small will love the two waterslides.



8pm

Tantalising Thai
Rich Chilli Thai: Enjoy a grown-up night out at your local Thai. From old favourites like satay chicken and Pad Thai, to more adventurous options, the menu is full of delicious dishes designed for sharing with friends.



THE BEST OF ALL WORLDS

An Eastside townhome offers you the very best in contemporary, spacious living, without the hard work and expense of looking after a more traditional home. Your townhome has its own footprint – along with a beautiful low-maintenance garden, where green thumbs of any level can make their mark.

House Type Shown:
Rosedale

Artist's impression. Subject to change. Furniture not included.

STYLISH DESIGN

Each Eastside townhome is fitted out with high-quality fittings and finished with premium materials. The result is a stunning townhome that is perfectly suited to everyday family living, without compromising on either design or durability.

House Type Shown:
Delta

Artist's impression. Subject to change. Furniture not included.



House Type Shown:
Milan – Latte colour scheme

Artist's impression. Subject to change. Furniture not included.

A recipe for living

Well-appointed interiors and high quality finishes combine to create a home you'll love to live in, whether you're throwing a dinner party, rushing out the door in the morning or relaxing on the sofa in the afternoon.

When you unlock the door to your Eastside townhome, you'll step into a ready-made sanctuary, complete with stylish timber-look laminate floors, European stainless steel kitchen appliances, quality fittings and fixtures and sleek stone benchtops – all included in the cost of your new home.

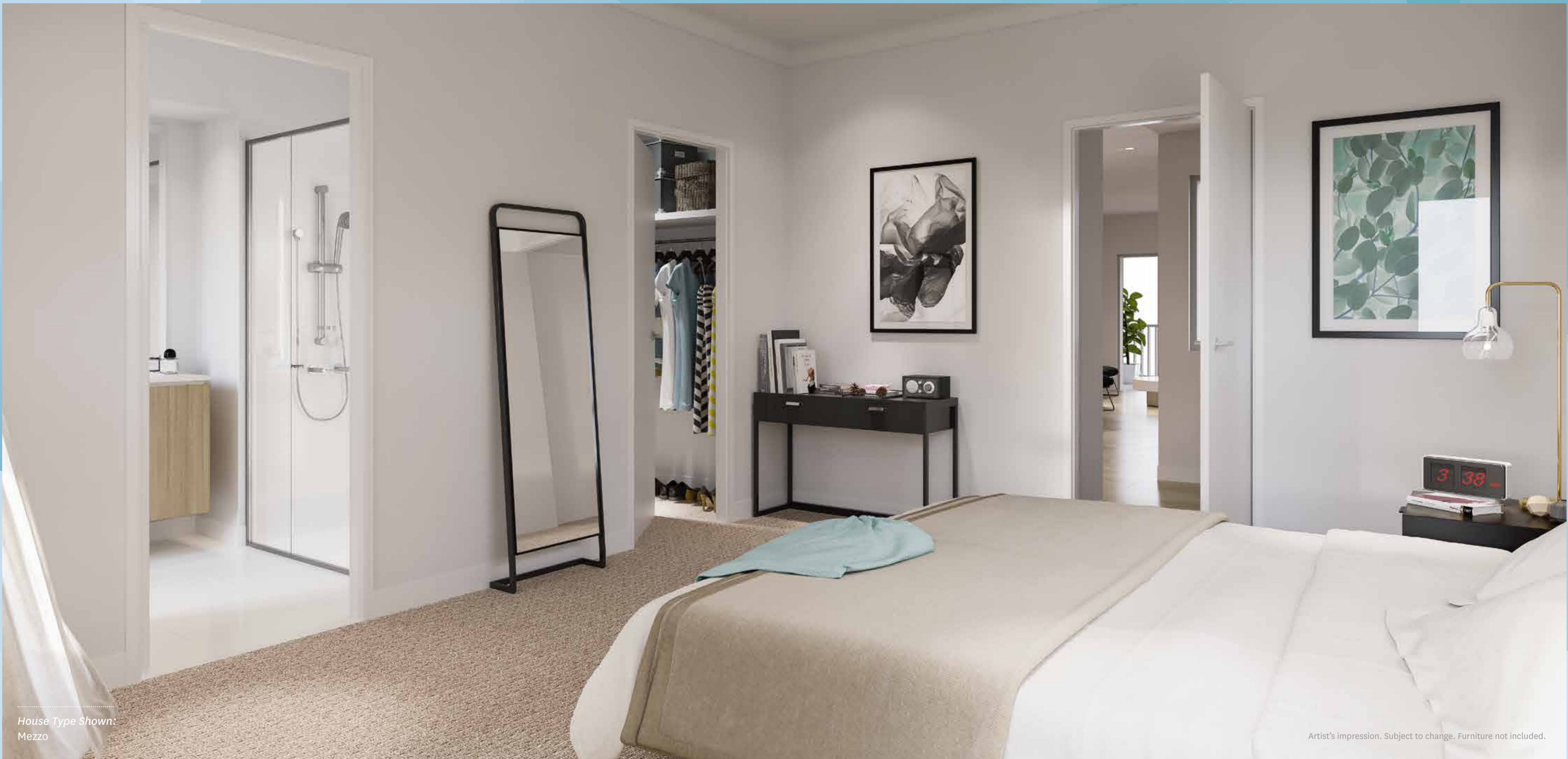
STRIKING STREETSCAPES

Imagine the overwhelming feeling of pride when you arrive home every day to a designer contemporary townhome. High quality fencing, concrete paths and driveway add the finishing touches to frame your façade.



House Type Shown:
Byron

Artist's impression. Subject to change. Furniture not included.

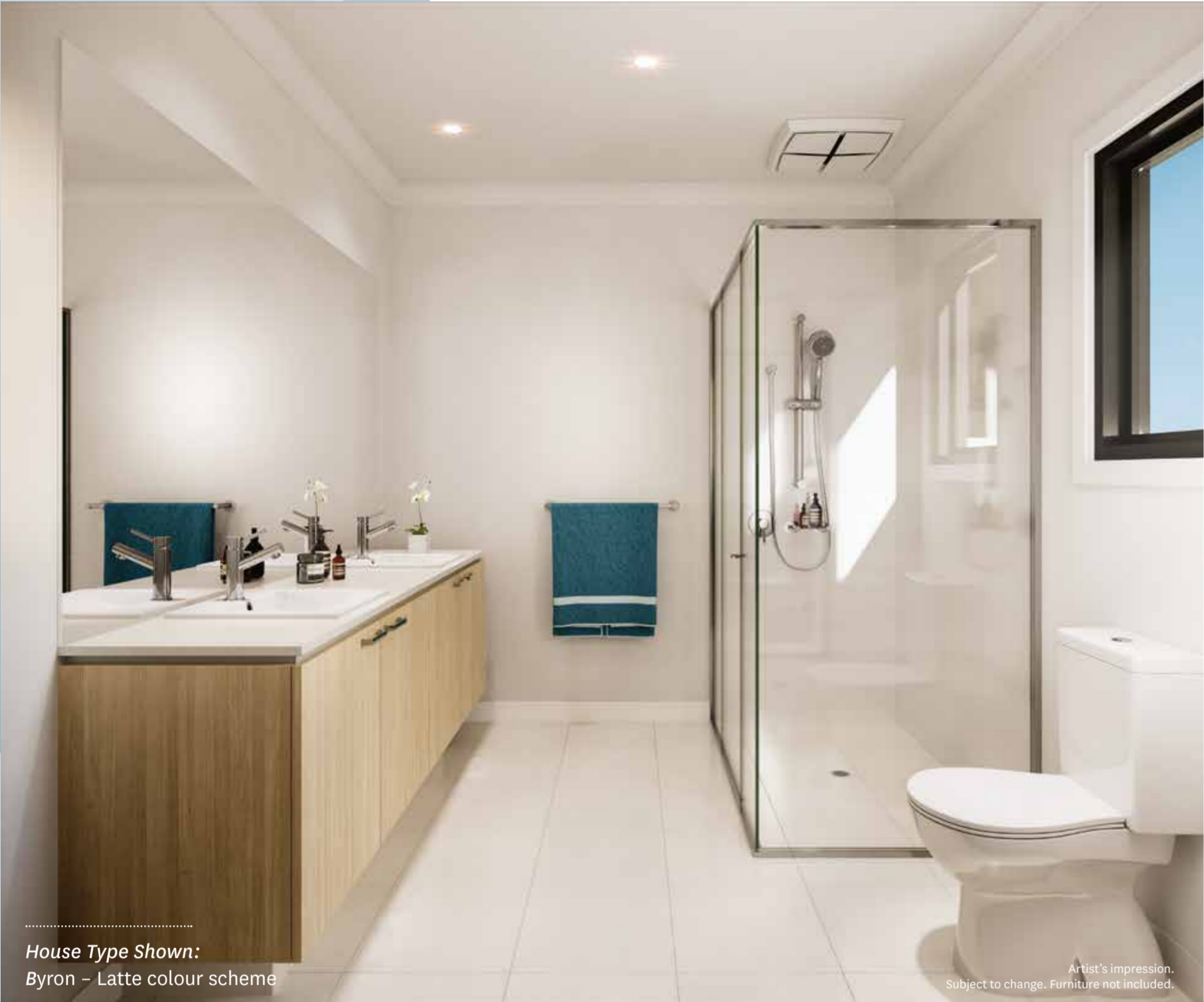


House Type Shown:
Mezzo

Artist's impression. Subject to change. Furniture not included.

Spacious bedroom retreats

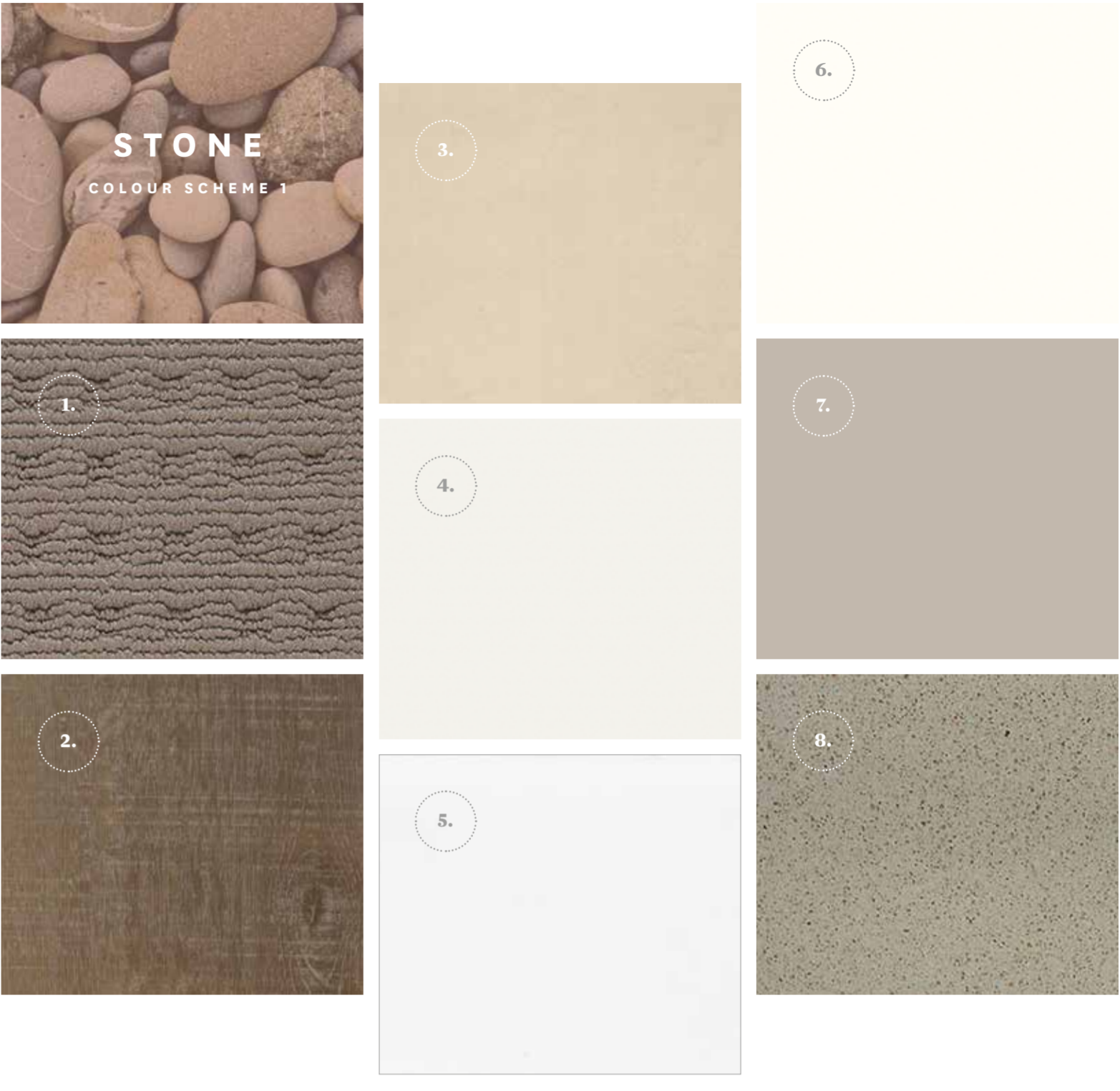
The transition from polished timber-look laminate floors to cosy carpet signals the arrival into your own private space – your bedroom. Finished in the colour scheme of your choice, it's a blank canvas awaiting your own individual style. The built-in robes complement the ample storage options throughout the townhome.



Refined finish

Choose from three internal colour schemes that reflect the natural environment using contemporary, neutral palettes.

For a complete list of premium inclusions see your sales consultant. Product specific *Byron, Delta, Milan and Rosedale designs, **Bale and Capri designs. Please refer to design and lot specific working drawings. Information about colour schemes is indicative only and is based on information available at the time of creation of this brochure (February 2017). The contract for sale should be reviewed in relation to colour schemes. Stockland reserves the right to make changes to colour schemes at any time prior to you entering into a contract for a sale with Stockland.



Flooring

1. Carpet	100% Polypropylene	Aged Leather
2. Timber-look laminate flooring		Classica Florence
3. Floor Tiles	Ceramic 400x400mm	Euphoria Latte

Ceiling & Walls

4. Wall Paint		Natural White
5. Wall Tiles	Ceramic 100x400mm	Gloss White
4. Ceiling Paint		Natural White

Kitchen

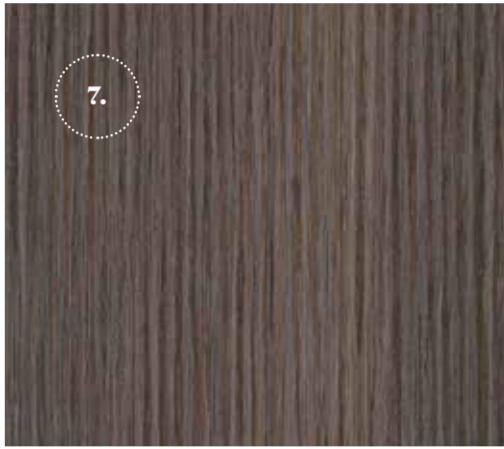
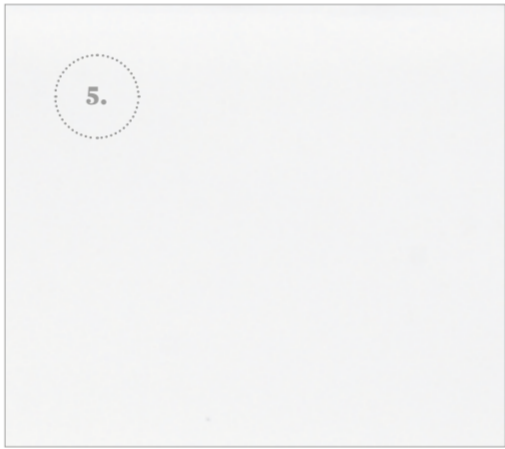
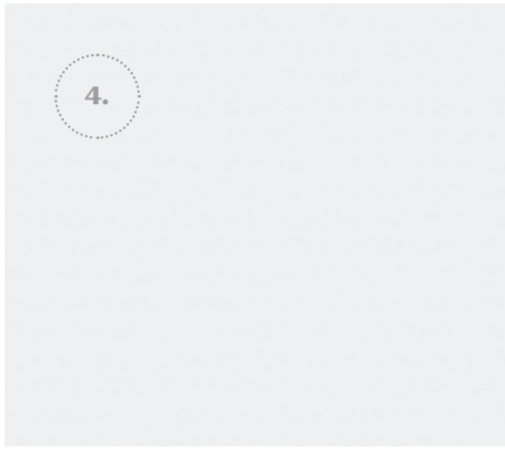
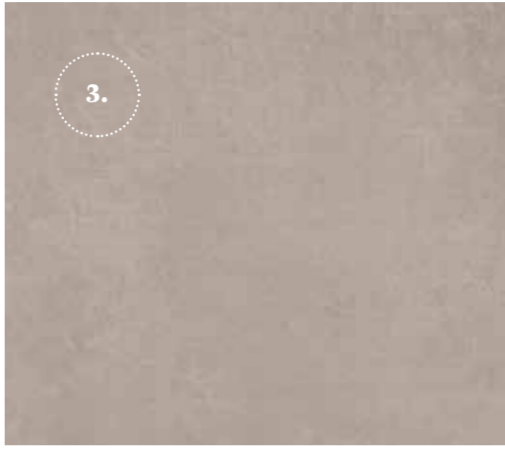
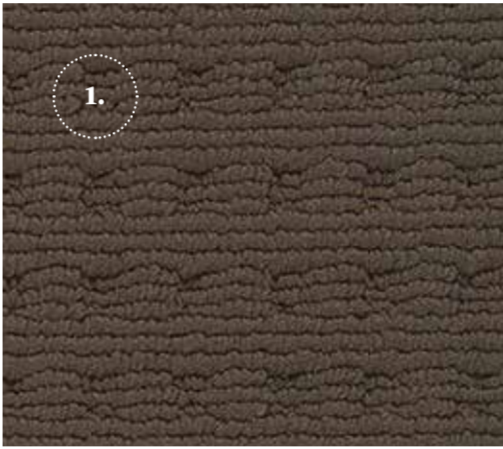
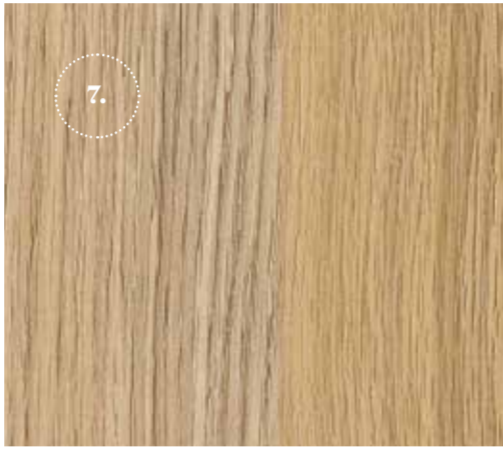
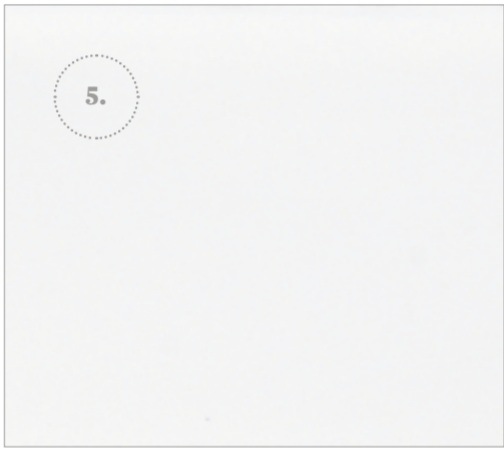
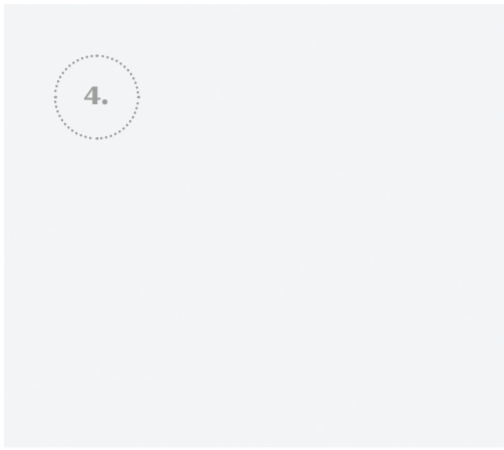
6. Cupboards	Laminate, melamine with ABS edge	Alabaster
7. Cupboards	Overhead door and end panels	Stone Grey
4. Splashback	Glass - Natural White* or Tiles - 5. Gloss White**	
8. Benchtop	12mm Stone	Blanco City

Bathroom

6. Cupboards	Laminate, melamine with ABS edge	Alabaster
6. Cupboard fronts, end panels and shadowline		Alabaster
8. Benchtop	12mm Stone	Blanco City

Laundry

6. Cupboards	Laminate, melamine with ABS edge	Alabaster
6. Cupboard fronts, end panels and shadowline		Alabaster
7. Benchtop	Laminate	Stone Grey



Flooring

1. Carpet 100% Polypropylene	Vintage
2. Timber-look laminate flooring	Classica Brianza
3. Floor Tiles Ceramic 400x400mm	Euphoria White

Ceiling & Walls

4. Wall Paint	White On White
5. Wall Tiles Ceramic 100x400mm	Gloss White
4. Ceiling Paint	White On White

Kitchen

6. Cupboards Laminate, melamine with ABS edge	Polar White
7. Cupboards Overhead door and end panels	Natural Oak
4. Splashback Glass - White on White* or Tiles - 5. Gloss White**	
8. Benchtop 12mm Stone	Crema Urban

Bathroom

7. Cupboards Laminate, melamine with ABS edge	Natural Oak
7. Cupboard fronts End panels and shadowline	Natural Oak
8. Benchtop 12mm Stone	Crema Urban

Laundry

6. Cupboards Laminate, melamine with ABS edge	Polar White
6. Cupboard fronts End panels and shadowline	Polar White
7. Benchtop Laminate	Natural Oak

Flooring

1. Carpet 100% Polypropylene	Soot
2. Timber-look laminate flooring	Classica Verano
3. Floor Tiles Ceramic 400x400mm	Euphoria Cement

Ceiling & Walls

4. Wall Paint	Lexicon
5. Wall Tiles Ceramic 100x400mm	Gloss White
4. Ceiling Paint	Lexicon

Kitchen

6. Cupboards Laminate, melamine with ABS edge	Polar White
7. Cupboards Overhead door and end panels	Café Oak
4. Splashback Glass - Lexicon* or Tiles - 5. Gloss White**	
8. Benchtop 12mm Stone	Gris Expo

Bathroom

7. Cupboards Laminate, melamine with ABS edge	Café Oak
7. Cupboard fronts, end panels and shadowline	Café Oak
8. Benchtop 12mm Stone	Gris Expo

Laundry

7. Cupboards Laminate, melamine with ABS edge	Café Oak
7. Cupboard fronts, end panels and shadowline	Café Oak
6. Benchtop Laminate	Polar White

For a complete list of premium inclusions see your sales consultant. Product specific *Bond, Melrose Designs, **Magnus, Mezzo and Milan Designs. Please refer to design and lot specific working drawings. Information about colour schemes is indicative only and is based on information available at the time of creation of this brochure (February 2017). The contract for sale should be reviewed in relation to colour schemes. Stockland reserves the right to make changes to colour schemes at any time prior to you entering into a contract for a sale with Stockland.

BEAUTIFUL SPACES BY DESIGN

Stockland

Stockland is Australia's largest diversified property group. For more than 60 years we've been dedicated to creating spaces where communities thrive.

We own and manage retail centres, business parks, logistics centres, office buildings, residential communities and retirement living villages.

Highlands is one of the developments we're most proud of, having recently been named Australia's best masterplanned community for the second time.*



TownLiving by Metricon

Over the past 40 years, Metricon has grown to become one of the largest home builders in Australia.

Part of Metricon's commitment to be a leading provider of innovative, world-class home and lifestyle developments, can be seen in the TownLiving by Metricon initiative.

This involves designing, building and marketing a new concept in townhouse, low-rise apartment and retirement village developments, providing a new standard of contemporary design, lifestyle flexibility and affordability.



This brochure is provided solely for the purpose of providing an impression of the proposed development called "Eastside" at Highlands (as well as the approximate location of existing and proposed third party facilities, services or destinations) and the contents are not intended to be used for any other purpose. Any statements of distance, size or area are approximate and for indicative purposes only. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. All images, photographs and illustrations are artistic impressions of "Eastside" at Highlands (including townhomes) and are provided for illustrative purposes only. All furniture, furnishings, rugs, decorative items, window coverings, kitchen appliances, mirrors, picture frames, artwork, pot plants, and the like shown in images, photographs and illustrations are for illustrative purposes only and are not included in any sale. Images relating to landscaping are indicative only and may show plantings which may not be mature at settlement. All diagrams, images, photographs, illustrations, statements and information are based on information available to Stockland at the time of creation of this brochure (April 2017) and are subject to change without notice. All distance and travel timeframe references in this brochure are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps. No diagram, image, photograph, illustration, statement or information amounts to a legally binding obligation on or warranty by Stockland and Stockland accepts no liability for any loss or damage suffered by any person who relies on them wholly or in part. *Stockland Highlands was awarded Australia's Best Masterplanned community by UDIA in 2013 and 2015

Call 13 52 63

stockland.com.au/eastside



Stockland
it's your place

TOWNLIVING™

m
metricon