

A modern living room interior featuring a light grey sofa with two patterned throw pillows, a green armchair, and a large potted plant. A glass coffee table with a gold frame is in the foreground. In the background, a kitchen area with white cabinets and a sink is visible. A large purple circle is overlaid on the image, containing text.

Re-think what's possible at Katalia

.....
Beautiful home designs
for smaller blocks

NEXT



Stockland



Katalia



Re-think what's possible at Stockland Katalia

**Think that building on a smaller block of land means
you can't have your dream home? Think again.**

Explore a range of beautiful 2, 3 and 4 bedroom floorplan designs by some of Victoria's best builders, specially designed to fit blocks between 178m² and 312m². These attractive and affordable options offer spacious, contemporary layouts beyond what you would imagine for the price and size of property.

Be amazed at the possibilities and the smarter way
to buy at Stockland Katalia.

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singhHOMES

Homebuyers
Centre

dennis family homes

Langdon

ApexHomes

SIMONDS
THE GREAT AUSTRALIAN BUILDER

m
metricon






MIMOSA
HOMES

SOHO
LIVING






PORTER
DAVIS
HOMES

Home designs featured in this catalogue:




Fits lot size 8.5x21m

 Design: Cara 18 House Size: 171.57m² \$258,900 Double Storey PAGE 8	 Design: Hunter House Size: 117m² \$219,500 PAGE 10	 Design: Maple 12 House Size: 112.96m² Contact builder PAGE 12	 Design: Capeside House Size: 120m² Contact builder PAGE 14	 Design: Anand 132 House Size: 122.63m² \$199,600 PAGE 16
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Fits lot size 8.5x25m

 Design: Phoenix 15 House Size: 139.76m² Contact builder PAGE 38	 Design: Newhaven House Size: 137m² \$237,000 PAGE 40	 Design: Beaumont 150 House Size: 139.35m² \$219,400 PAGE 42	 Design: Indigo 151 House Size: 139.6m² Contact builder PAGE 44	 Design: Express 15 House Size: 135.62m² Contact builder PAGE 46
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Fits lot size 10.5x21m

 Design: Cremorne House Size: 148m² Contact builder PAGE 18	 Design: Malin 14 House Size: 130.24m² \$178,000 PAGE 20	 Design: Sami 22 House Size: 110.67m² \$284,900 Double Storey PAGE 22	 Design: Haste 15 House Size: 138.97m² Contact builder PAGE 24	 Design: Fieldstone 13 House Size: 129.15m² \$195,700 PAGE 26
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Fits lot size 10.5x25m

 Design: Crystal 16 House Size: 150.96m² \$212,400 PAGE 48	 Design: Vogue 17 House Size: 156.23m² Contact builder PAGE 50	 Design: Liam 16 House Size: 152.33m² \$204,900 PAGE 52	 Design: Motion 16 House Size: 153.19m² Contact builder PAGE 54	 Design: Marli 17 House Size: 155.39m² \$194,200 PAGE 56
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Fits lot size 12.5x21m

 Design: Jura 16 House Size: 149.06m² \$199,900 PAGE 28	 Design: Canterbury 188 House Size: 174.65m² \$236,183 PAGE 30	 Design: Kelsey 28 House Size: 254.37m² \$359,100 Double Storey PAGE 32	 Design: Seymour 170 House Size: 157.8m² Contact builder PAGE 34	 Design: Greenwich 25 House Size: 234.22m² \$317,400 Double Storey PAGE 36
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Fits lot size 12.5x25m

 Design: Ruby 20 House Size: 183.95m² \$212,900 PAGE 58	 Design: Villiers House Size: 185m² \$262,500 PAGE 60	 Design: Hillside House Size: 185m² Contact builder PAGE 62	 Design: Langmore 274 House Size: 254.2m² Contact builder Double Storey PAGE 64	 Design: Barossa 32 House Size: 304.11m² \$383,400 Double Storey PAGE 66
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More stunning home designs for smaller lots

Contact the builder for more information

Fits lot size 8.5x21m

Builder	Design	Facade	Storey	Build Price (from)
Langdon Building	Bolt 12	Altitude	Single	Contact builder

Fits lot size 10.5x21m

Builder	Design	Facade	Storey	Build Price (from)
Homebuyers Centre	Onyx 21	Urban	Double	Contact builder
Homebuyers Centre	Cooper 14	Hudson	Single	Contact builder
Porter Davis Homes	Leo 13	Avoca	Single	\$191,900
Langdon Building	Agile 16	Airlie	Single	Contact builder
Langdon Building	Coast 24	Crest	Double	Contact builder
Singh Homes	Anand 140	Monaco	Single	\$209,500
Apex Homes	Manly	Blackberry	Single	\$239,000
Simonds	Collaroy 23	Darling	Single	\$338,400

Fits lot size 12.5x21m

Builder	Design	Facade	Storey	Build Price (from)
Homebuyers Centre	Jasper 17	Shoreline	Single	Contact builder
Homebuyers Centre	Empire 25	Cosmo	Double	Contact builder
Porter Davis Homes	Bella 25	Bridge Hampton	Double	\$299,900
Porter Davis Homes	Bella 27	Bridge Hampton	Double	\$312,900
Porter Davis Homes	Mila 16	East Harbour	Single	\$201,900
HomeSolution by Metricon	Callula 17	Traditional	Single	\$190,600
Langdon Building	Dash 22	Spike	Double	Contact builder
Langdon Building	Snap 24	Steeple	Double	Contact builder
Langdon Building	Flux 26	Monte	Double	Contact builder
Soho Living	Arbory/Aspen	Hamptons	Single	Contact builder
Apex Homes	Otways	Blackberry	Single	\$236,000
Simonds	Emerson 17	Ambrose	Single	\$206,300

Fits lot size 8.5x25m

Builder	Design	Facade	Storey	Build Price (from)
HomeSolution by Metricon	Eames 15	Traditional	Single	\$191,100
Soho Living	Capeside	Portsea	Single	Contact builder
Simonds	Bramston 15	Swan	Single	\$205,200
Simonds	Altona 22	Gordon	Double	\$343,800

Fits lot size 10.5x25m

Builder	Design	Facade	Storey	Build Price (from)
Langdon Building	Aerial 18	Apex	Single	Contact builder
Langdon Building	Flare 27	Bluff	Single	Contact builder
Soho Living	Cremorne	Lincoln	Single	Contact builder
Apex Homes	Jervis	Redgum	Single	\$246,000
Simonds	Newell 17	Noosa	Single	\$223,300
Simonds	Whitehaven 26	Murry	Double	\$358,700

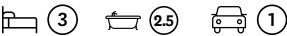
Fits lot size 12.5x25m

Builder	Design	Facade	Storey	Build Price (from)
Homebuyers Centre	Edison 19	Prescott	Single	Contact builder
Homebuyers Centre	Empire 25	Cosmo	Single	Contact builder
Porter Davis Homes	Lamont 19	Riva	Single	\$210,900
Porter Davis Homes	Ruby 23	Ferndale	Single	\$226,900
HomeSolution by Metricon	Barton 20	Traditional	Single	\$208,700
Langdon Building	Rush 20	Ridge	Single	Contact builder
Langdon Building	Velocity 20	Summit	Single	Contact builder
Langdon Building	Cadence 32	Edge	Double	Contact builder
Singh Homes	Sebastian 202	Monaco	Single	\$247,190
Dennis Family Homes	Onyx 192	Haven	Single	\$246,800
Simonds	Gramercy 19	Apollo	Single	\$217,100

Cara 18

HomeSolution by Metricon : Aspire Facade

From \$258,900*



Specifications

- Suitable for block size: 8.5x21m
- House size: 171.57m²
- House width: 8.15m
- House length: 14.99m

Want to know more about this design?
Scan the QR code.



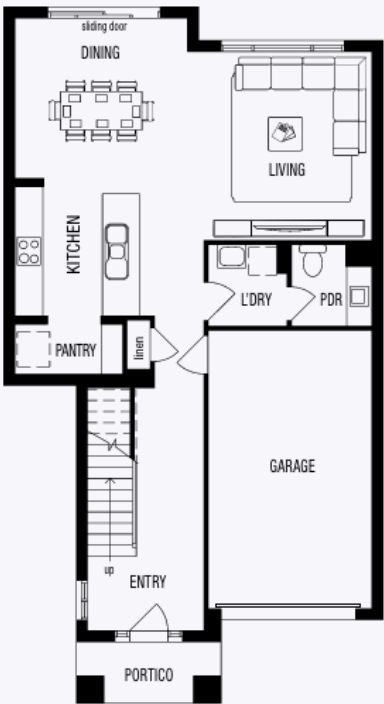
Artist's impression. Subject to change.



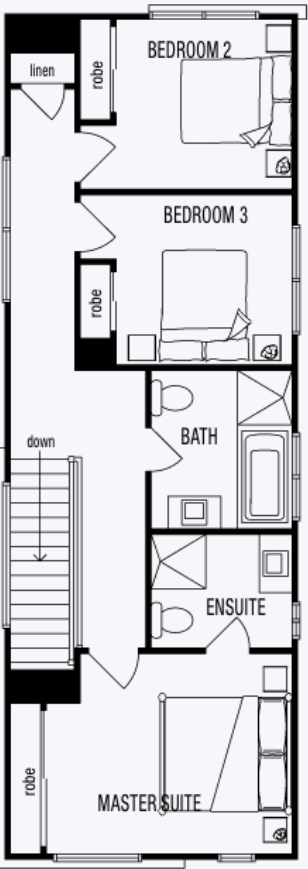
HOME >

8.5m
Minimum lot width

GROUND FLOOR



FIRST FLOOR



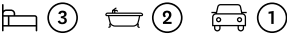
Hunter

Apex Homes : Blueberry Facade

From \$219,500*

Specifications

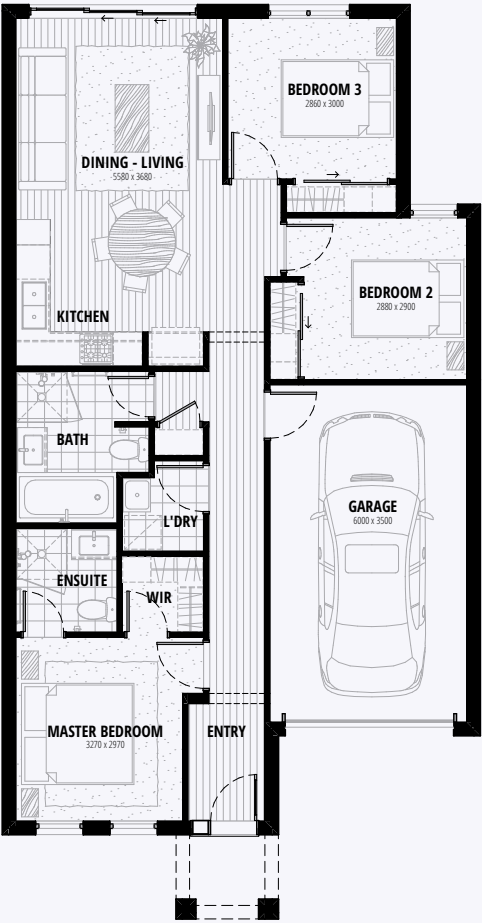
Suitable for block size: 8.5x21m
House size: 117m²
House width: 8.5m
House length: 14.75m



Want to know
more about
this design?
Scan the QR code.



Artist's Impression. Subject to change.



Maple 12

Homebuyers Centre : Bromleigh Facade

Price: Contact builder

Specifications

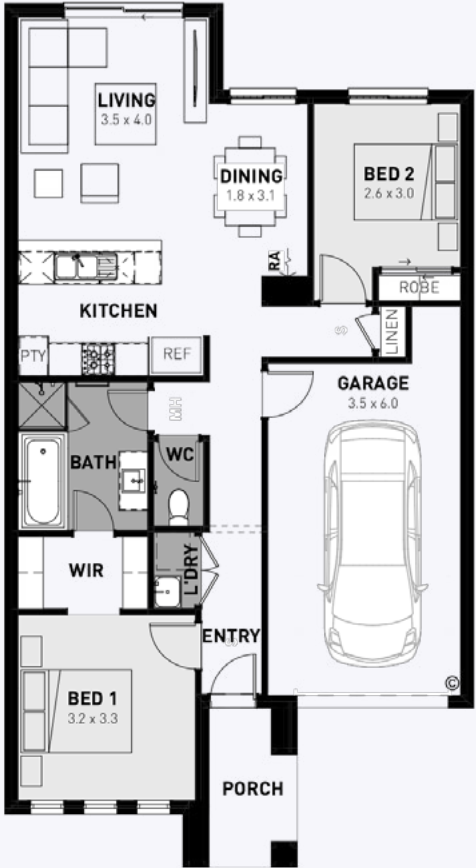
- Suitable for block size: 8.5x21m
- House size: 112.96m²
- House width: 8.49m
- House length: 14.48m



Want to know more about this design?
Scan the QR code.



Artist's Impression. Subject to change.



Capeside

Soho Living : Belmont Facade

Price: Contact builder

Specifications

- Suitable for block size: 8.5x21m
- House size: 120m²
- House width: 8.5m
- House length: 15.8m



Want to know more about this design?
Scan the QR code.

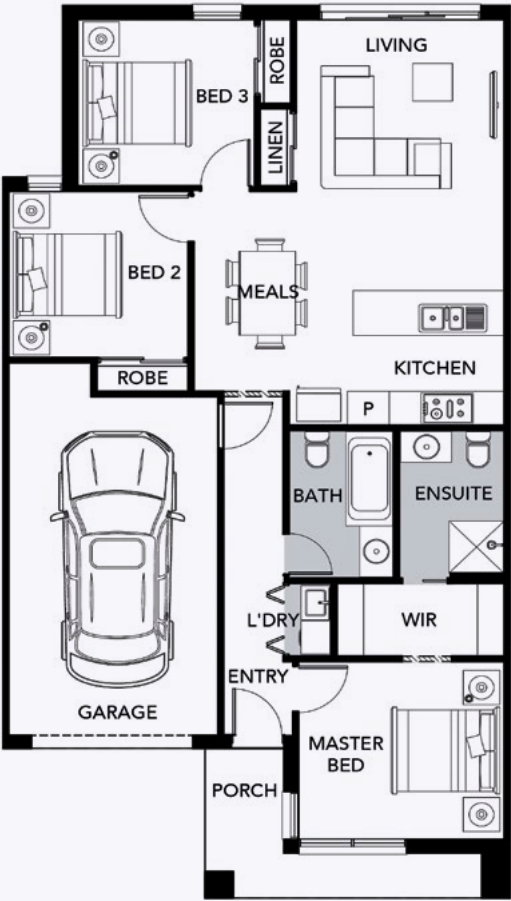


Artist's Impression. Subject to change.

SOHO
LIVING

HOME >

8.5m
Minimum lot width



Anand 132

Singh Homes : Monaco Facade

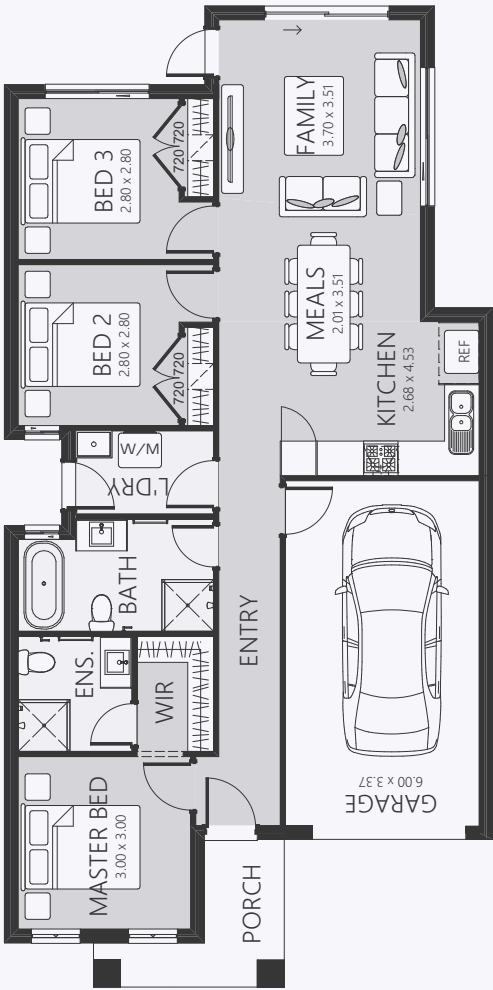
From \$199,600*

Specifications

Suitable for block size: 8.5x21m
House size: 122.63m²
House width: 8.5m
House length: 15.93m



Want to know
more about
this design?
Scan the QR code.



Cremorne

Soho Living : Hayworth Facade

Price: Contact builder

Specifications

- Suitable for block size: 10.5x21m
- House size: 148m²
- House width: 10.5m
- House length: 15.8m



Want to know more about this design?
Scan the QR code.

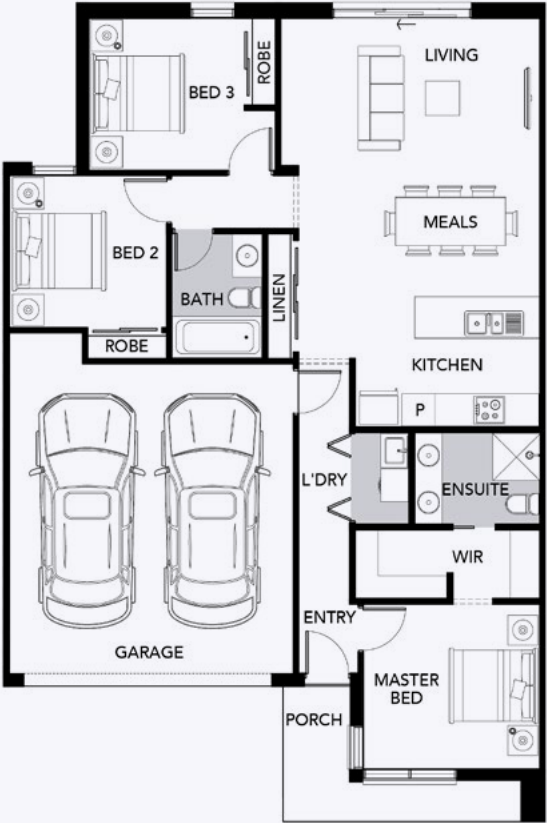


Artist's Impression. Subject to change.

SOHO
LIVING

HOME

10.5m
Minimum lot width



Malin 14

HomeSolution by Metricon : Traditional Facade

From \$178,000*

Specifications

- Suitable for block size: 10.5x21m
- House size: 130.24m²
- House width: 9.23m
- House length: 15.59m



Want to know
more about
this design?
Scan the QR code.

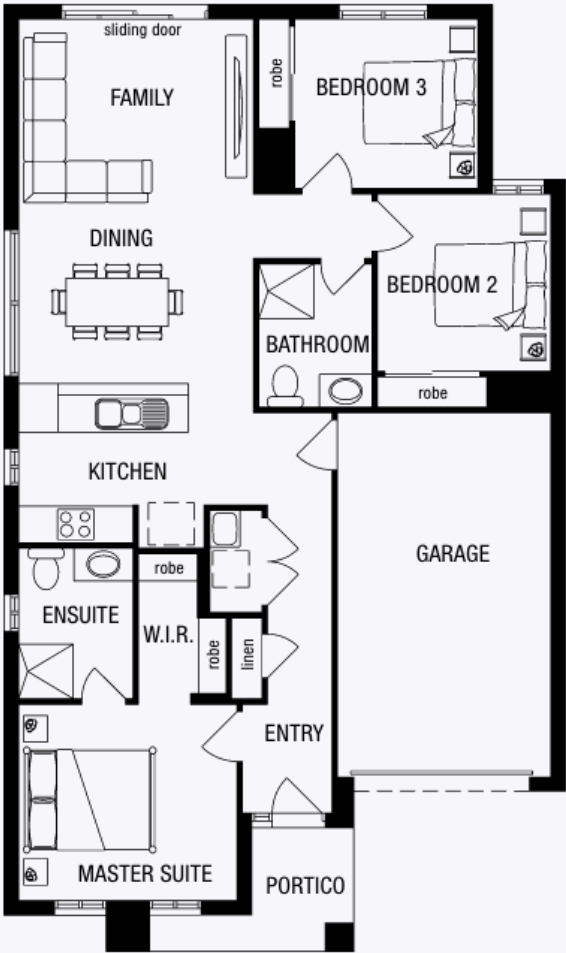


Artist's Impression. Subject to change.



HOME >

10.5m
Minimum lot width



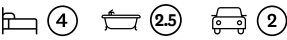
Sami 22

Porter Davis Homes : Island Facade

From \$284,900*

Specifications

- Suitable for block size: 10.5x21m
- House size: 110.67m²
- House width: 9.3m
- House length: 14.93m



Want to know more about this design?
Scan the QR code.



Artist's Impression. Subject to change.

PORTER
DAVIS
HOMES

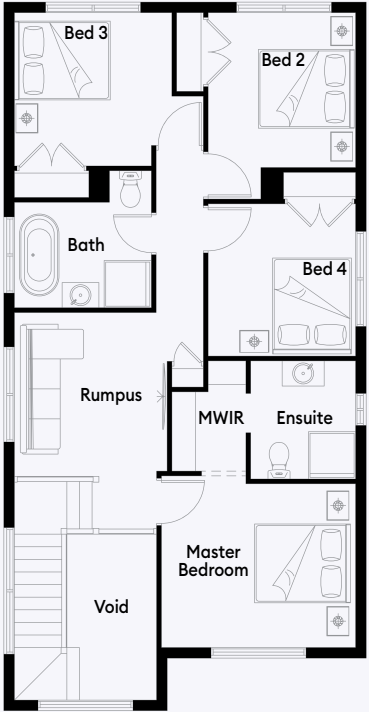
HOME

10.5m
Minimum lot width

GROUND FLOOR



FIRST FLOOR



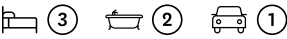
Haste 15

Langdon Building : Ridge Facade

Price: Contact builder

Specifications

- Suitable for block size: 10.5x21m
- House size: 138.97m²
- House width: 10.5m
- House length: 15m



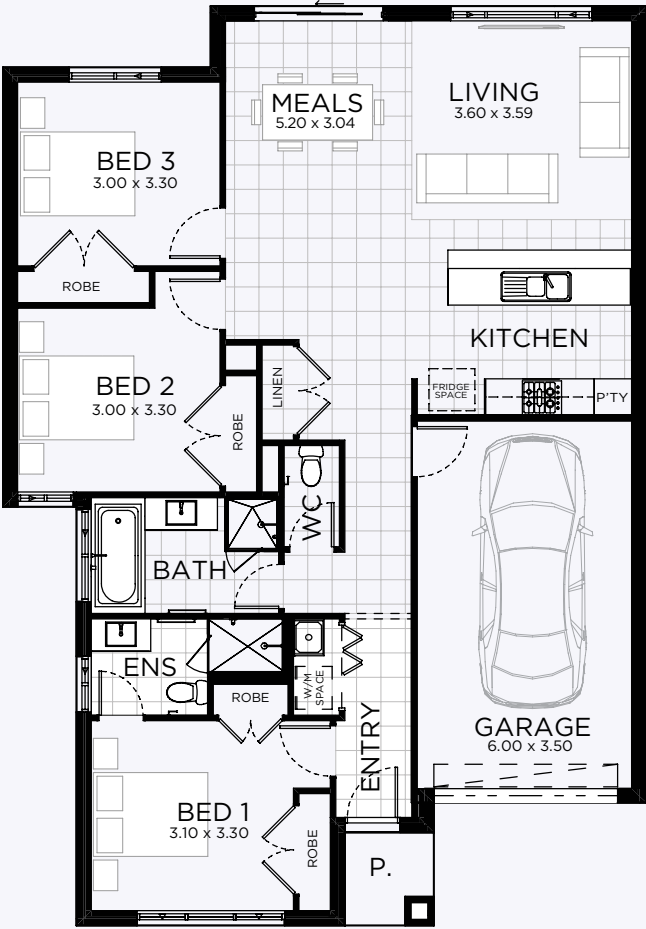
Want to know more about this design?
Scan the QR code.



Artist's Impression. Subject to change.



10.5m
Minimum lot width



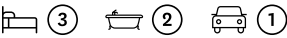
Fieldstone 13

Simonds : Pelham Facade

Price: \$195,700*

Specifications

Suitable for block size: 10.5x21m
House size: 129.15m²
House width: 9.33m
House length: 14.99m



Want to know
more about
this design?
Scan the QR code.



Artist's Impression. Subject to change.



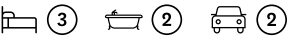
Jura 16

Porter Davis Homes : Avoca Facade

From \$199,900*

Specifications

Suitable for block size: 12.5x21m
House size: 149.06m²
House width: 11.25m
House length: 15.8m



Want to know
more about
this design?
Scan the QR code.

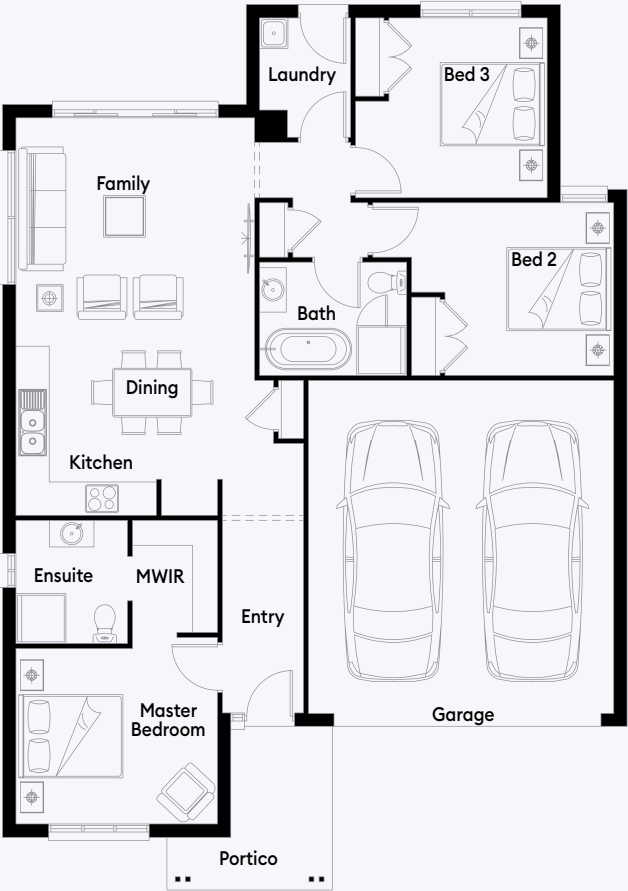


Artist's Impression. Subject to change.

PORTER
DAVIS
HOMES

HOME

12.5m
Minimum lot width



Canterbury 188

Singh Homes : Monaco Facade

From \$236,183*



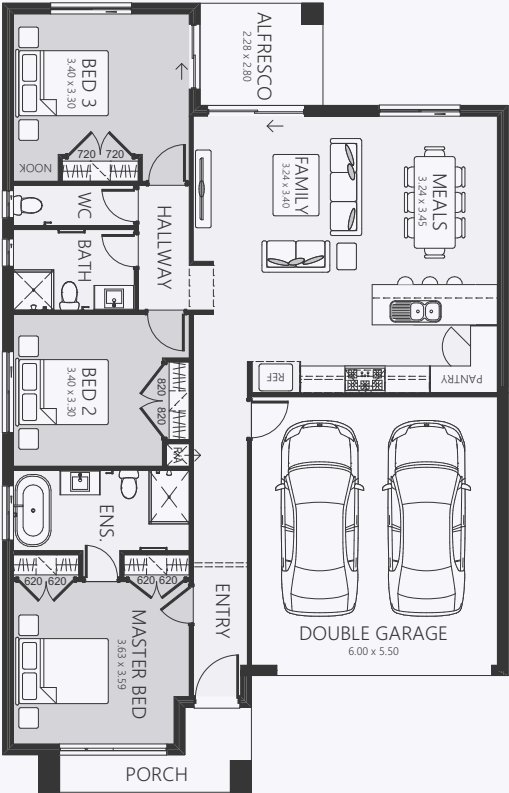
Specifications

Suitable for block size: 12.5x21m
House size: 174.65m²
House width: 11.3m
House length: 16.8m

Want to know
more about
this design?
Scan the QR code.



Artist's Impression. Subject to change.



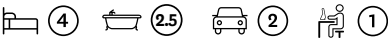
Kelsey 28

Dennis Family Homes : Como Facade

From \$359,100*

Specifications

Suitable for block size: 12.5x21m
House size: 254.37m²
House width: 11.24m
House length: 17.8m



Want to know
more about
this design?
Scan the QR code.



Artist's Impression. Subject to change.

12.5m
Minimum lot width

GROUND FLOOR



FIRST FLOOR



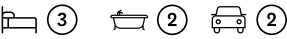
Seymour 170

Mimosa Homes : York Facade

Price: Contact builder

Specifications

Suitable for block size: 12.5x21m
House size: 157.8m²
House width: 11.35
House length: 14.95



Want to know
more about
this design?
Scan the QR code.

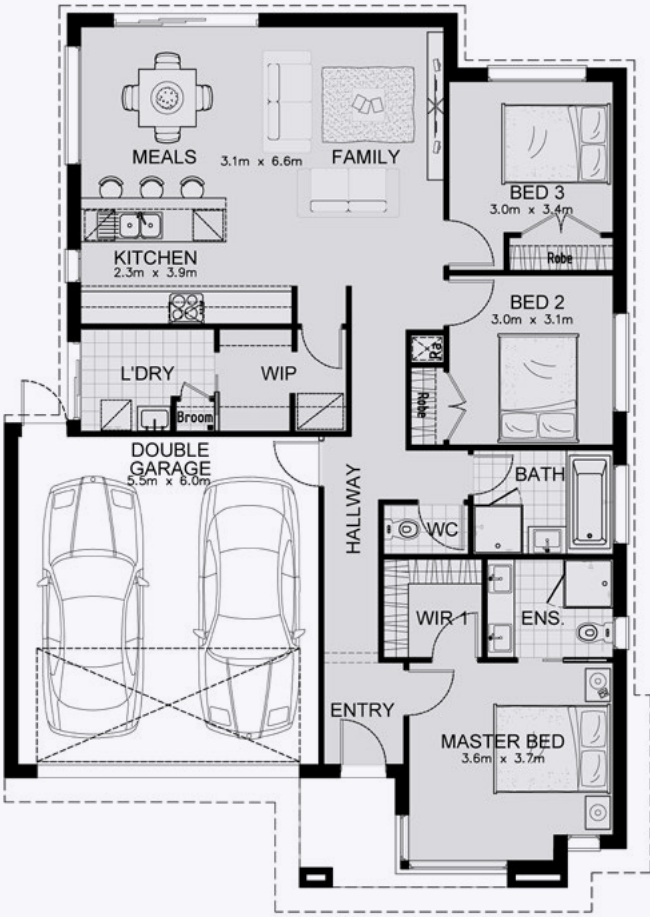


Artist's Impression. Subject to change.



HOME

12.5m
Minimum lot width



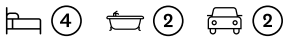
Greenwich 25

Simonds : Lindewald Facade

From \$317,400*

Specifications

- Suitable for block size: 12.5x21m
- House size: 234.22m²
- House width: 10.67m
- House length: 15.35m



Want to know more about this design?
Scan the QR code.



Artist's Impression. Subject to change.



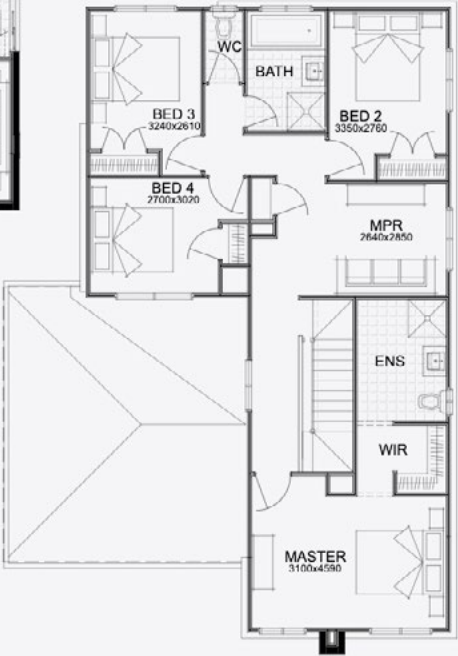
HOME >

12.5m
Minimum lot width

GROUND FLOOR



FIRST FLOOR



Phoenix 15

Homebuyers Centre : Soul Facade

Price: Contact builder

Specifications

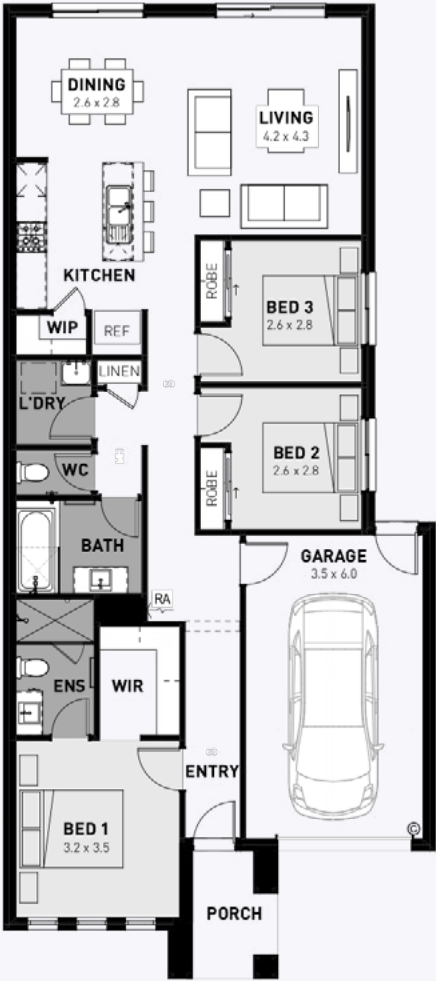
Suitable for block size: 8.5x25m
House size: 139.76m²
House width: 8.5m
House length: 18.23m



Want to know
more about
this design?
Scan the QR code.



Artist's Impression. Subject to change.



Newhaven

Apex Homes : Blueberry Facade

From \$237,000*

Specifications

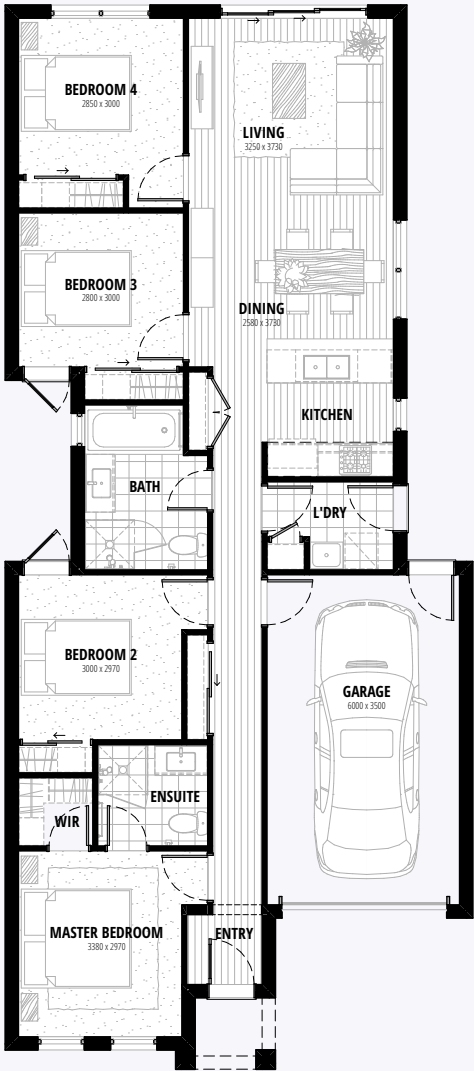
- Suitable for block size: 8.5x25m
- House size: 137m²
- House width: 8.5m
- House length: 19m



Want to know
more about
this design?
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Artist's Impression. Subject to change.



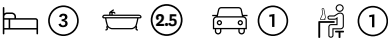
Beaumont 150

Singh Homes : Monaco Facade

From \$219,400*

Specifications

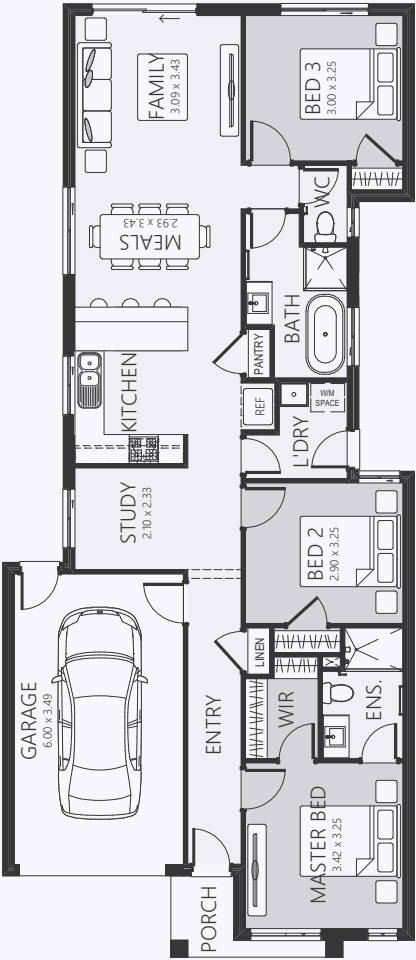
- Suitable for block size: 8.5x25m
- House size: 139.35m²
- House width: 8.5m
- House length: 19m



Want to know more about this design?
Scan the QR code.



Artist's Impression. Subject to change.



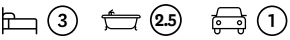
Indigo 151

Mimosa Homes : Ella Facade

Price: Contact builder

Specifications

- Suitable for block size: 8.5x25m
- House size: 139.6m²
- House width: 8.5m
- House length: 19m



Want to know
more about
this design?
Scan the QR code.

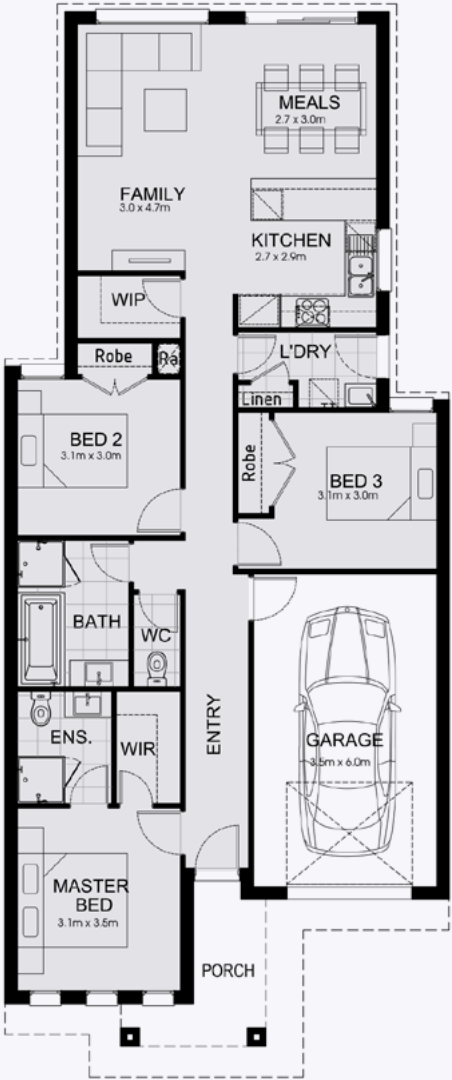


Artist's Impression. Subject to change.



HOME

8.5m
Minimum lot width

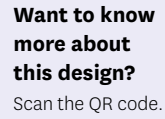


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Suitable for block size:	8.5x25m
House size:	135.62m ²
House width:	8.5m
House length:	19m



Page 46



4 BED

Garage: 6.00 x 3.50

Living: 3.52 x 3.69

Meals: 3.20 x 3.69

Kitchen: Includes a fireplace, sink, and stove.

WIP: Walk-in Pantry

Linen: Linen closet

Bed 1: 4.10 x 3.24

Bed 2: 3.00 x 3.04

Bed 3: 3.00 x 3.04

Bath: Main bathroom with a bathtub and toilet.

WC: Two separate toilet rooms.

Ensuite: Attached to Bed 1.

Robe: Multiple wardrobes throughout the bedrooms.

Entry: Includes a L'DRY (Linen Dry) area.

P: Porch area.

NEXT

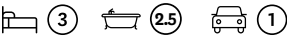
Crystal 16

Dennis Family Homes : Como Facade

From \$212,400*

Specifications

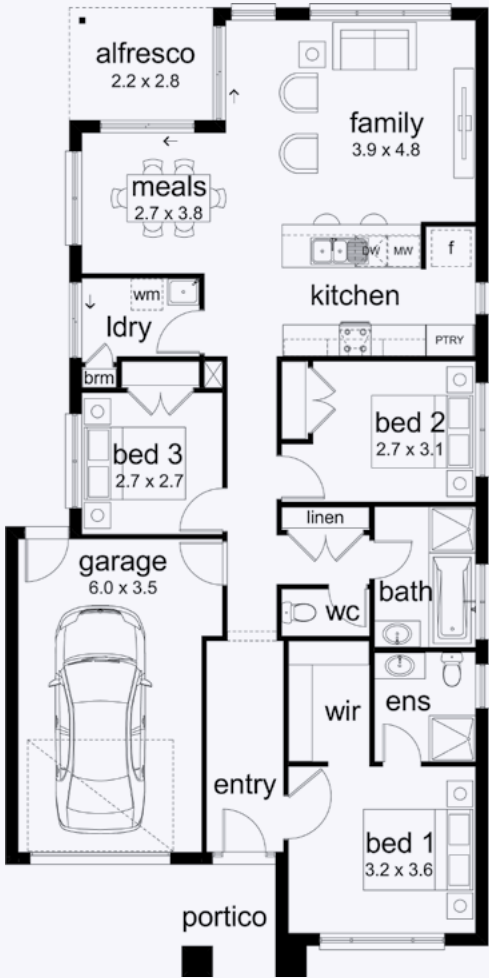
Suitable for block size: 10.5x25m
House size: 150.96m²
House width: 9.25m
House length: 18.83m



Want to know
more about
this design?
Scan the QR code.



Artist's Impression. Subject to change.



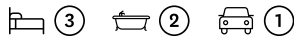
Vogue 17

Homebuyers Centre : Celine Facade

Price: Contact builder

Specifications

Suitable for block size: 10.5x25m
House size: 156.23m²
House width: 9.23m
House length: 17.99m



Want to know
more about
this design?
Scan the QR code.



Artist's Impression. Subject to change.

Liam 16

Porter Davis Homes : Northhampton Facade

From \$204,900*

Specifications

- Suitable for block size: 10.5x25m
- House size: 152.33m²
- House width: 9.3m
- House length: 19.95m



Want to know more about this design?
Scan the QR code.



Artist's Impression. Subject to change.

PORTER
DAVIS
HOMES

HOME

10.5m
Minimum lot width



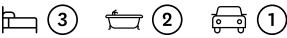
Motion 16

Langdon Building : Everest Facade

Price: Contact builder

Specifications

- Suitable for block size: 10.5x25m
- House size: 153.19m²
- House width: 9.3m
- House length: 19m

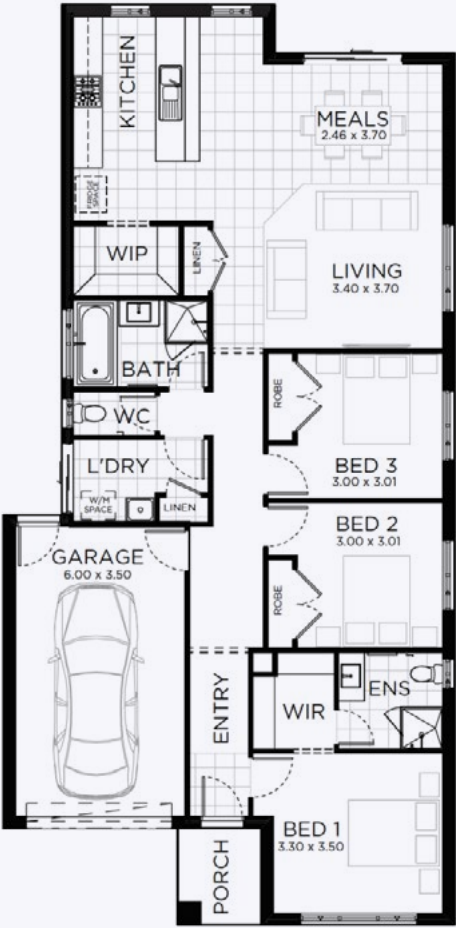


Want to know more about this design?
Scan the QR code.



HOME >

10.5m
Minimum lot width



Marli 17

HomeSolution by Metricon Homes : Traditional Facade

From \$194,200*

Specifications

- Suitable for block size: 10.5x25m
- House size: 155.39m²
- House width: 10.43m
- House length: 18.35m



Want to know more about this design?
Scan the QR code.

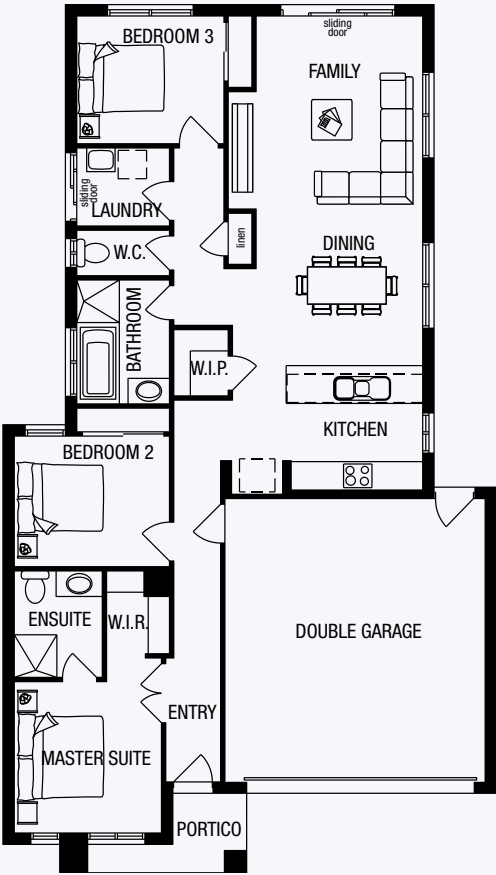


Artist's Impression. Subject to change.



HOME >

10.5m
Minimum lot width



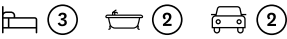
Ruby 20

Porter Davis Homes : East Harbour Facade

From \$212,900*

Specifications

- Suitable for block size: 12.5x25m
- House size: 183.95m²
- House width: 11.3m
- House length: 18.95m



Want to know more about this design?
Scan the QR code.



Artist's Impression. Subject to change.

PORTER
DAVIS
HOMES

HOME >

12.5m
Minimum lot width



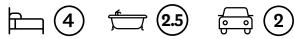
Villiers

Apex Homes : Redgum Facade

From \$262,500*

Specifications

- Suitable for block size: 12.5x25m
- House size: 185m²
- House width: 11.3m
- House length: 18.12m



Want to know more about this design?
Scan the QR code.



Artist's Impression. Subject to change.

ApexHomes

HOME >

12.5m
Minimum lot width



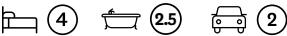
Hillside

Soho Living : Crown Facade

Price: Contact builder

Specifications

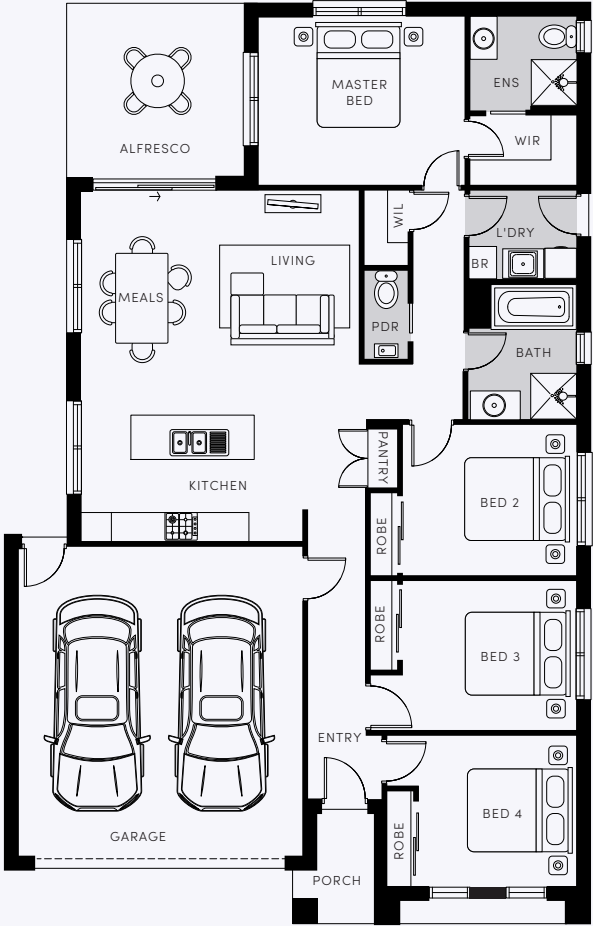
Suitable for block size: 12.5x25m
House size: 185m²
House width: 11.3m
House length: 18.48m



Want to know
more about
this design?
Scan the QR code.



Artist's Impression. Subject to change.



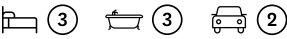
Langmore 274

Mimosa Homes : Hillside Facade

Price: Contact builder

Specifications

Suitable for block size: 12.5x25m
House size: 254.2m²
House width: 10.62m
House length: 16.19m



Want to know
more about
this design?
Scan the QR code.



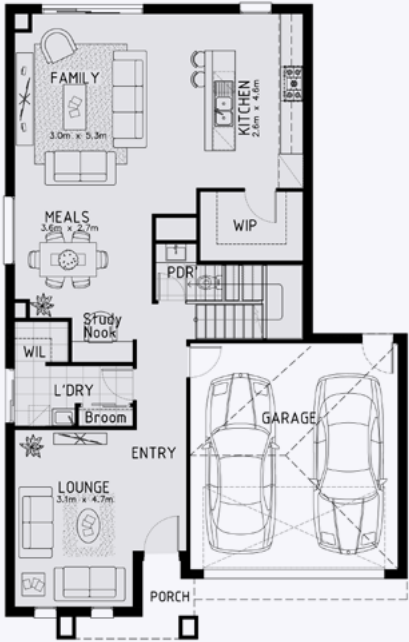
Artist's Impression. Subject to change.



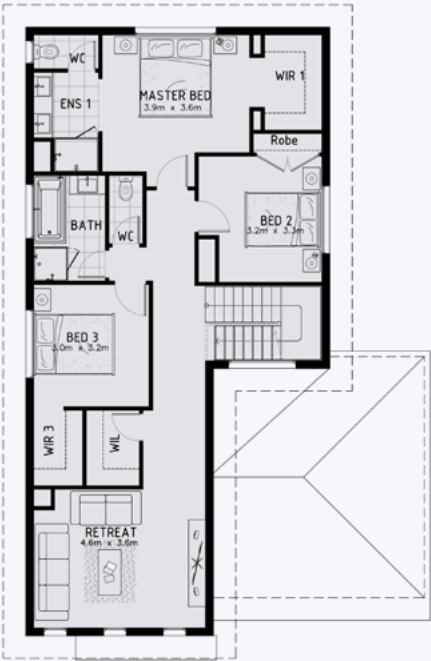
HOME >

12.5m
Minimum lot width

GROUND FLOOR



FIRST FLOOR



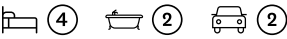
Barossa 32

Simonds : Mavis Facade

From \$383,400*

Specifications

Suitable for block size: 12.5x25m
House size: 304.11m²
House width: 11.15m
House length: 17.99m



Want to know
more about
this design?
Scan the QR code.



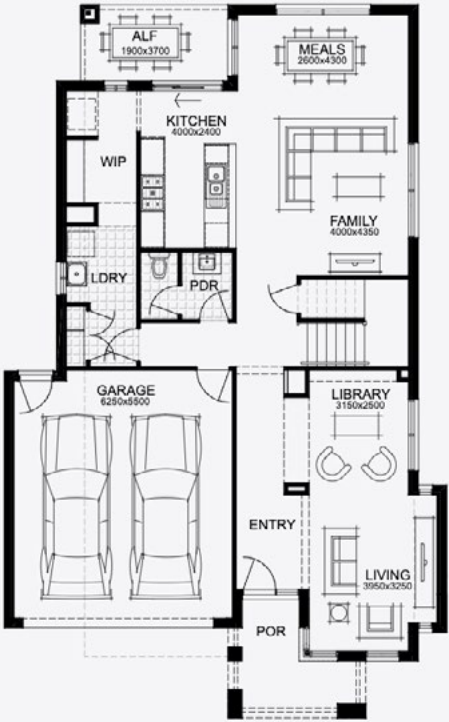
Artist's Impression. Subject to change.



HOME >

12.5m
Minimum lot width

GROUND FLOOR



FIRST FLOOR



Simplifying the buying process

Buying a block of land and building your dream home is a very exciting time. With so many things to consider, it can also be a little daunting at the same time, so we've broken down the steps, to help you navigate this new journey.



Before you buy

Engaging a mortgage broker or bank is the first step to understanding your borrowing capacity and financial position, so you know what size lot and house type you can choose from.

You'll need to do some thorough research at this stage to understand your financial circumstances and the steps involved throughout the buying and building process.



Securing your block of land

Once you're ready to buy, you will need to register your interest with the Katalia Sales Team. They will notify you via email when the next land release is available and help you throughout the whole process.

When participating in a Stockland online land release, (if you are successful) you'll need to put down a 10% deposit to secure your desired lot, have a conveyancer review the Contract of Sale and then sign the finalised contract.

You'll then need to finalise and sign all of your mortgage documents prior to settlement of your land purchase. Once this is complete, the purchase is registered with the Land Titles Office, and the land is yours!



Choosing a builder

We recommend choosing a builder before your land settles so that you are ready to start building. Otherwise you may have to wait quite a while before you can start construction of your new home.

Stockland proudly partners with Victoria's best builders to support you in your home building journey. Once you've selected your builder, you'll need to share the Katalia Design Guidelines with them to ensure your home is compliant.

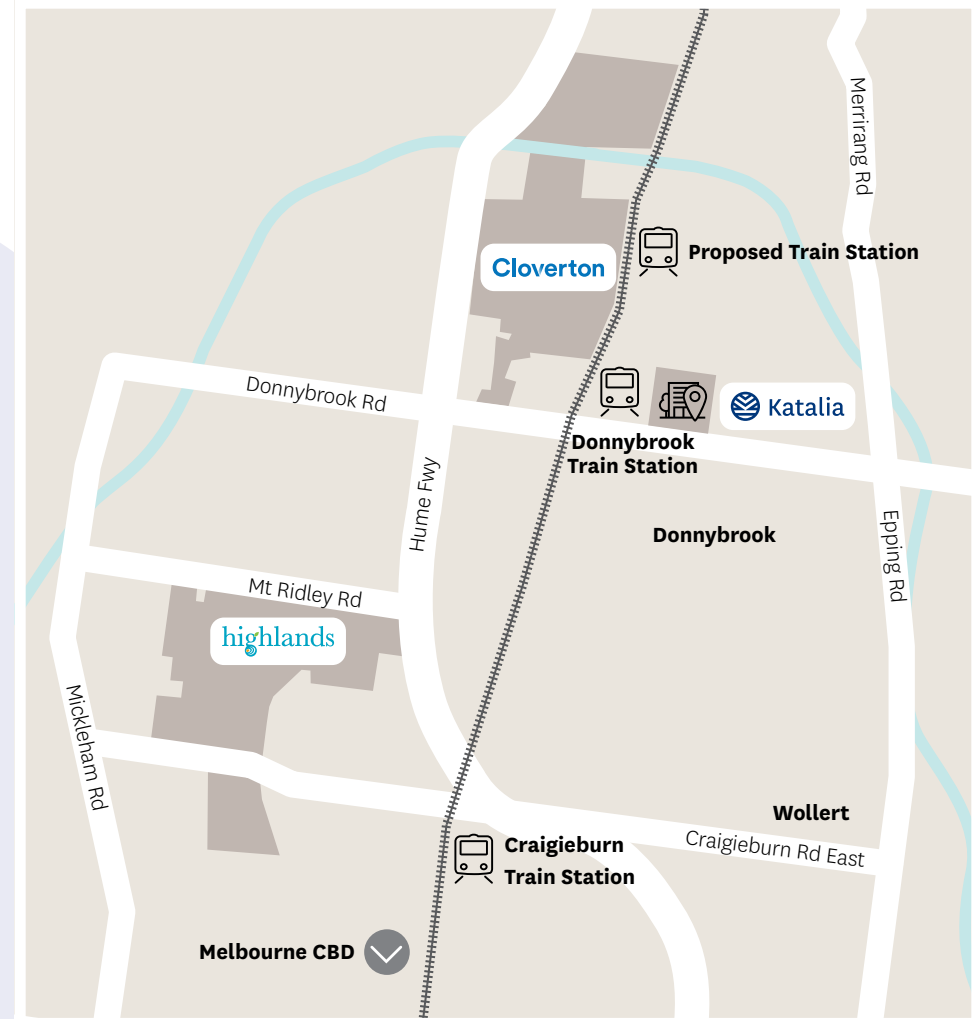


Open your camera and scan the QR code to discover more on the Katalia buying process.

Discover Katalia, a brand-new Stockland community in the heart of Donnybrook



Artist's Impression. Subject to change.



Contact us:

katalia@stockland.com.au
P: 13 52 63

Katalia Sales & Information Centre
975 Donnybrook Road,
Donnybrook, VIC 3064

stockland.com.au



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This document is supplied solely for the purpose of providing an indicative floor plan and facade for the nominated lot sizes within the proposed development called Re-think what's possible at Katalia and is not intended to be used for any other purpose. The contents of this document are based on information available to Stockland at the time of creation (June 2022).

Unless otherwise specified, dimensions for external or non-party walls are taken from the outside face of such walls, and dimensions for party walls are taken from the mid-line of such walls. All dimensions and areas are approximate.

Cars, furniture, decorative items and plants are shown for indicative purposes only and are not included in the sale price.

The contract for sale should be reviewed in relation to the dimensions, areas, sale inclusions and specifications. Stockland reserves the right to make changes, without notice, to the information contained in this document at any time prior to you entering into a contract for sale with Stockland. If this document is included in a contract for sale, Stockland reserves the right to make changes to the information contained in this document in accordance with the terms of the contract for same. Information and images in relation to landscaping are indicative only and may show plantings which may not be mature at settlement.

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