



# ELMSVIEW ONE

— TOWNHOME LIVING —

**Moremac.**

**TOWNLIVING™**

**m**  
metricon



## Elmsview: the very best of Deanside Village

Nestled by Kororoit Creek just a few minutes from all the excitement of Caroline Springs' town centre with easy access to all of Melbourne via the Western Freeway and nearby train stations, Deanside is a superb example of modern living.

Deanside Village is an exciting new estate offering an abundance of space for you and your family to grow. With landscaped parks, ample sports facilities, trusted schools, busy retail precincts and a wide range of local amenities right on your doorstep, you'll feel like you belong from the day you arrive.

Deanside's beautiful, lush backdrop features tranquil surroundings and carefully planned tree-lined streets that will be a pleasure to live in.

Now add to that a magnificent new Metricon townhome in our uniquely created townhome parade - Elmsview - and you really do have your heart's desire.

### Contemporary living with space to breathe

Life is simpler when everything you need is right where you are. The alluring Deanside Village Estate is a sweet blend of bustle and tranquillity.

Very conveniently located, Deanside Village is an easy commute to Melbourne's CBD. Residents can enjoy a range of exciting day trips to the Bellarine Peninsula, or travel west and north to the joys of Kilmore, Daylesford, Hepburn Springs, Mount Macedon, Gisborne, Ballarat and Bendigo.

Providing multiple opportunities for healthy lifestyles, Deanside Village will be made up of more than 30% green open spaces. You'll enjoy parklands, sporting grounds, walking tracks and cycling path in addition

to the natural beauty of the Kororoit Creek wetlands.

Nature plus the added convenience of the nearby Caroline Springs shopping and business hub, you'll soon be strolling to your own supermarket and extensive neighbourhood retail precinct within your everyday life at Deanside Village.

Now imagine acquiring a premium-quality townhome created by Australia's number 1 home builder in this convenient and very desirable location. Not just any home – a Metricon home.

Long a by-word for quality homes, Metricon leverage over forty years creating homes that Australians love to live in. Discover a unique range of contemporary, low-maintenance townhomes, created for you at a price that will delight.

### Affordable and modern

Enjoy affordable family living that also delivers the leading-edge quality and design innovation that you would expect from such a credentialed builder – Australia's favourite builder, six years running.

These homes will look simply stunning as part of a co-ordinated modern streetscape whilst being luxurious, light-filled and spacious inside. Metricon takes great care to make the interior design value-packed and effortlessly modern, as well as very simple for you to select the style that works for you.

With an easy and supportive sales consultancy process, you'll find it a breeze to find your future home in Elmsview at Deanside Village. Our team will make sure you are supported every step of the way to make the right choice.

So make a great decision today and choose to build your future in Elmsview, at Deanside Village.



Artist impression. Actual landscape may vary.

# It's not just life, it's about quality of life.



Above all, this is a place with an abundance of incredible spaces and places to play. A place where community comes together, friends are made and families grow. A place to belong.

Move through streets and thoroughfares that have been designed to help encourage healthier, more sustainable ways of moving around. Smart designs and low vehicular speed limits will help reduce accidents. Wide footpaths and ample street lighting will make it easy for pedestrians and cyclists to feel safe and comfortable, any time of the day or night.

## A home is more than a house

Just as a home is more than a house, an estate is more than its list of amenities, no matter how impressive.

You can be assured that Elmsview at Deanside is modern living designed to give you balance and fruitfulness. A low-maintenance home, ample exercise spaces, friendly locals, and a safe and vibrant environment will feed both the mind and soul.

You expect to have everything on your doorstep, of course, to offer you a wonderful variety of experiences. Right in the heart of everything, the highlights of Deanside include:

- Fast local employment growth. Work where you live!
- A network of walking and cycling paths connecting playgrounds, sporting facilities and 10 parks.
- Ample childcare and kindergarten provision.
- Eight primary schools and four secondary schools to choose from, plus future new schools right in the centre of the development.
- A future Coles Shopping Centre, which will be embedded in the estate.
- The future Westfield Shopping Centre and town centre will be only two minutes away.
- Very easy access to Melbourne's centre by road, bus and rail.
- Nearby train stations including Caroline Springs Train Station (five minutes away), and Rockbank Train Station (5 minutes away)
- Quick 30-minute access to 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 that creates thousands of homes for Australia's families every year. We treat you like we would treat one of our own: that's the standard of customer care you will enjoy every step of the way. Our wonderful contemporary townhomes are just the latest example of how we can help you truly love where you live.

The Moremac Property Group are passionate and committed residential development specialists, committed to quality service and to maintaining open and transparent communication with their customers.

As well as Deanside Village, their leading developments in Melbourne include the much-admired Kingsfield at Sunbury, Kinbrook at Donnybrook, Annadale at Mickleham, and Plenty Gorge Views, South Morang, as well as others in Geelong and Melbourne's East.

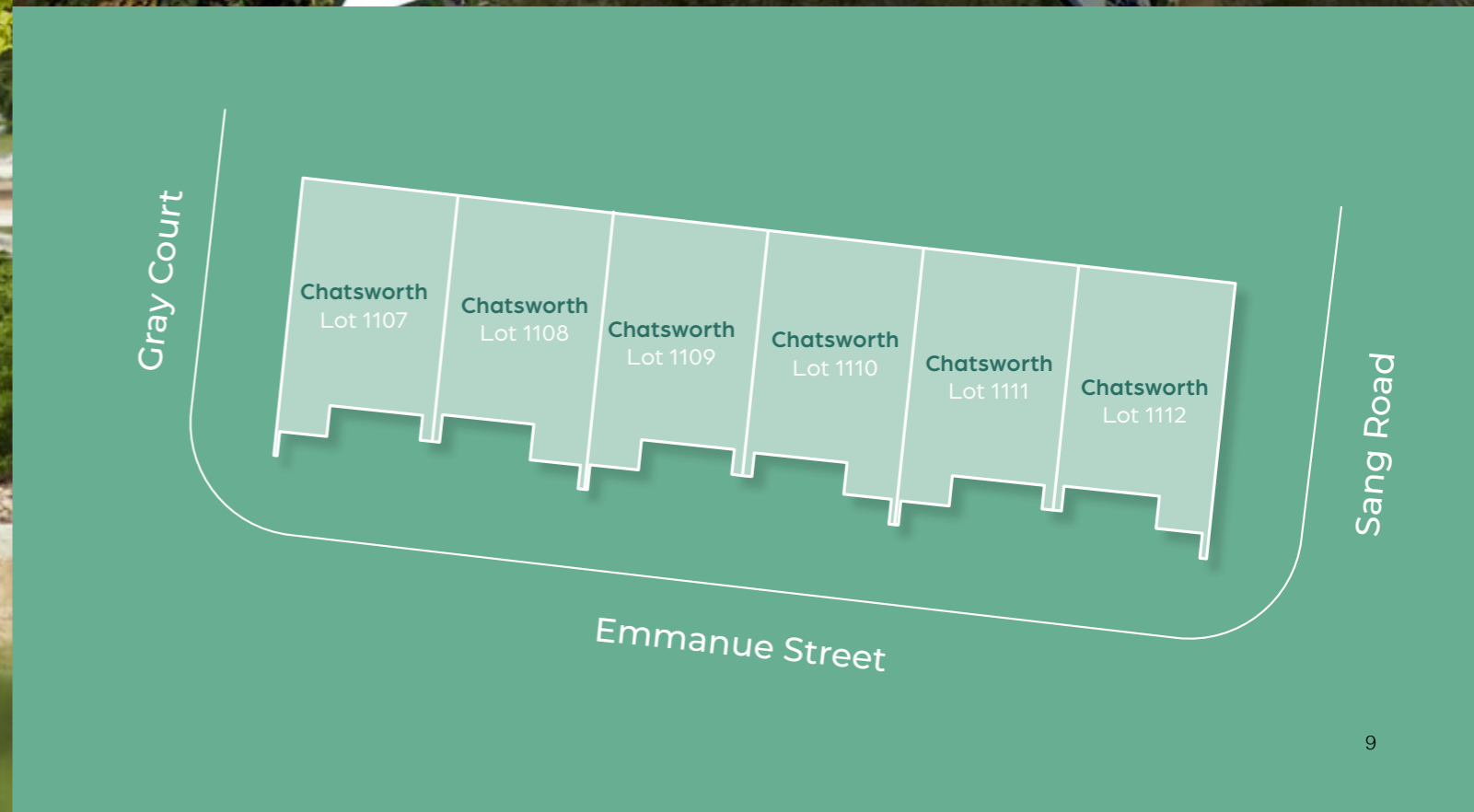
So, trust that your future is in the best hands when you choose a new Metricon townhome in Elmsview, at Deanside Village.



Artist impression. Actual landscape may vary.

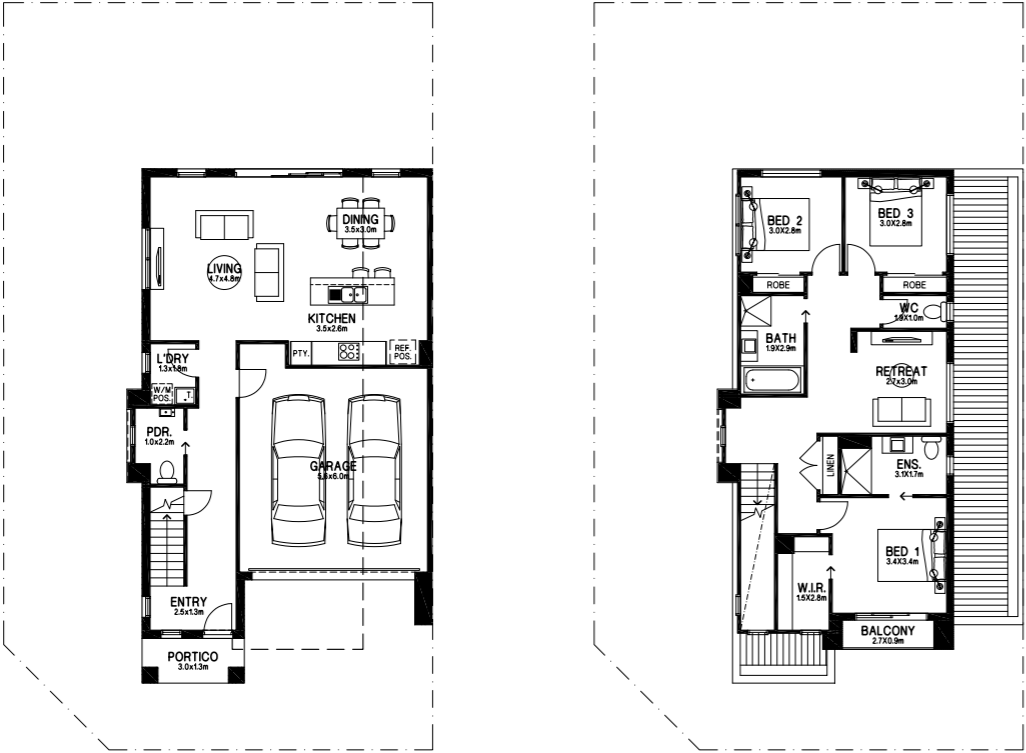






Chatsworth

22.00sq

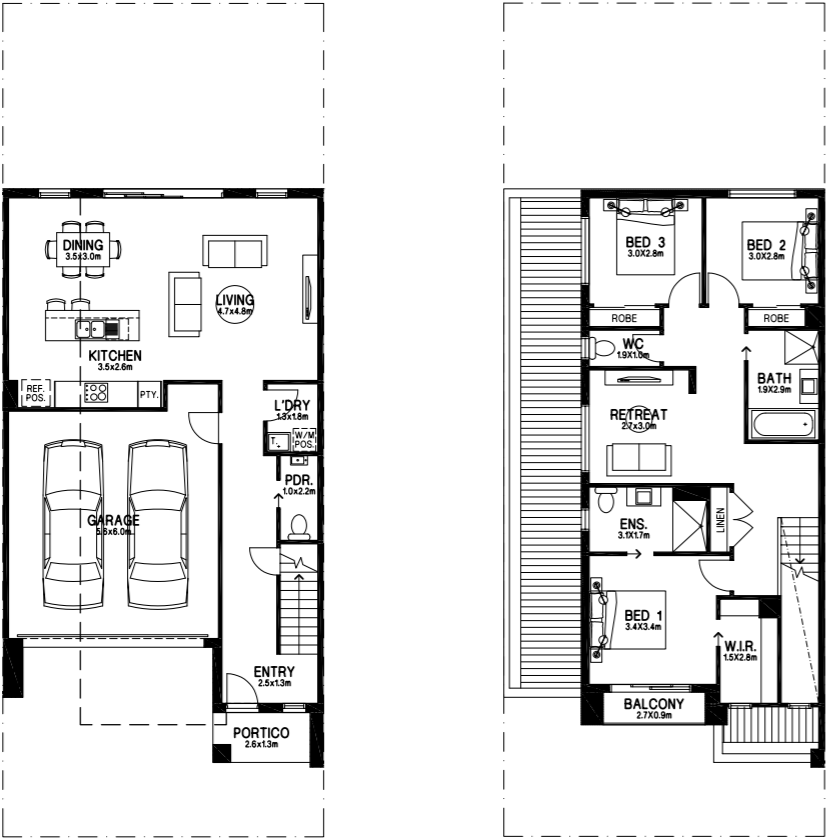


Chatsworth floor plan based on lot 1107

An instant classic of modern townhome design, the Chatsworth makes full use of its prestige corner position. This superb three-bed home ticks all the boxes for low-maintenance contemporary living and offers remarkable value. From its impressive portico entrance you can head up to the bedroom area via the modern feature staircase, or continue through to the huge integrated living hub. Upstairs includes a magnificent Master suite with balcony – offering the blessing of an additional retreat/media area. Will suit a wide range of single, families, and investors.



Artist impression. Chatsworth, Lot 1107



3 2 2 2

Chatsworth floor plan based on lot 1108

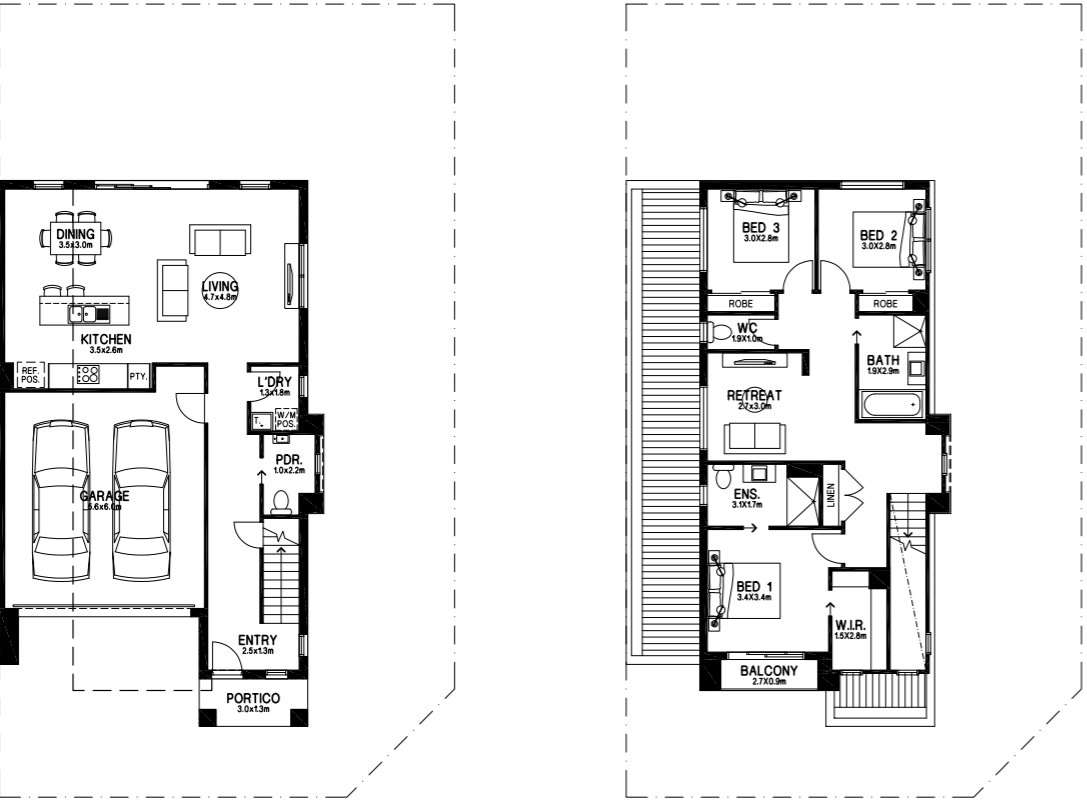
The mid-terrace version of the much-admired Chatsworth will delight those looking for a compact modern townhome that feels spacious and light-filled. Again, three good sized bedrooms are on offer, including a breathtaking resort-style Master suite with balcony, a gleaming spare bathroom and retreat or media room upstairs. There is substantial integrated living downstairs, where you'll also find a guest powder room and laundry. Everything's here: just move in and relax.



Artist impression. Chatsworth. Lot 1108

Chatsworth

22.00sq



Chatsworth floor plan based on lot 1112

An instant classic of modern townhome design, the Chatsworth makes full use of its prestige corner position. This superb three-bed home ticks all the boxes for low-maintenance contemporary living and offers remarkable value. From its impressive portico entrance you can head up to the bedroom area via the modern feature staircase, or continue through to the huge integrated living hub. Upstairs includes a magnificent Master suite with balcony – offering the blessing of an additional retreat/media area. Will suit a wide range of single, families, and investors.



Artist impression. Chatsworth, Lot 1112

Which one is yours?



**A** LOT 1107  
House Area 22.00sq  
Lot Area 204m<sup>2</sup>  
Chatsworth

**B** LOT 1108  
House Area 21.12sq  
Lot Area 196m<sup>2</sup>  
Chatsworth

**C** LOT 1109  
House Area 21.12sq  
Lot Area 196m<sup>2</sup>  
Chatsworth

**D** LOT 1110  
House Area 21.12sq  
Lot Area 196m<sup>2</sup>  
Chatsworth


**E** LOT 1111  
House Area 21.12sq  
Lot Area 196m<sup>2</sup>  
Chatsworth


**F** LOT 1112  
House Area 22.00sq  
Lot Area 204m<sup>2</sup>  
Chatsworth


^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 Moremac Property Group. 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.





# More Home. More Value.


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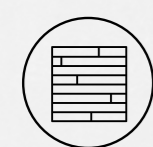
Fixed site costs (no more to pay)
- 


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 area
- 

Timber look laminate flooring to entry, living, meals and kitchen
- 

20mm Stone Composite kitchen & bathroom benchtops
- 

Carpet to bedrooms
- 

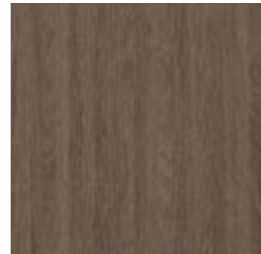
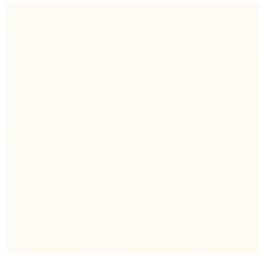
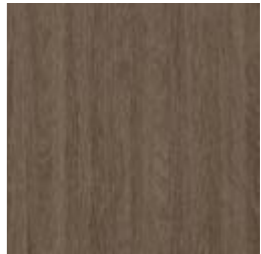
Letterbox
- 

LED Downlights
- 


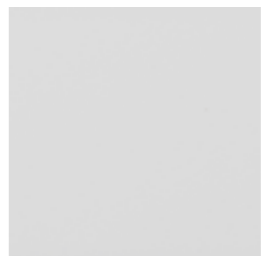
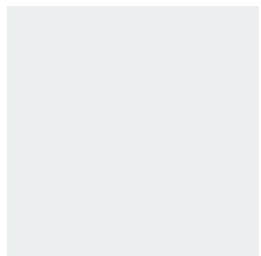
Lifetime Structural Guarantee\*

# Colour Schemes – Almond

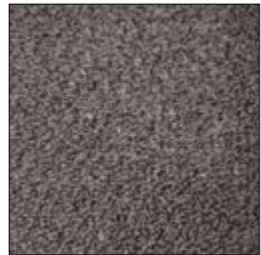


- 01/ Kitchen Overhead Cupboards - laminate
- 02/ Kitchen Base Cupboards - laminate
- 03/ Bathroom, Ensuite & Laundry Base Cupboards - laminate
- 04/ Kitchen, Bathroom, Ensuite & Benchtop - stone
- 05/ Wall Tiles
- 06/ Internal Paint Colour
- 07/ Carpet
- 08/ Timber look laminate flooring
- 09/ Floor Tile
- 10/ Premium Carpet (Upgrade Option)
- 11/ Premium Timber Look Laminate Flooring (Upgrade Option)
- 12/ Mirror (Upgrade Option)
- 13/ Splashback (Upgrade Option)
- 14/ Blinds (Upgrade Option)

01                      02                      03


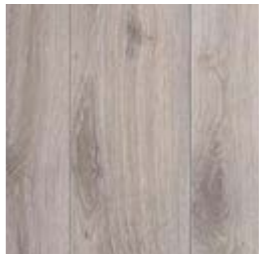
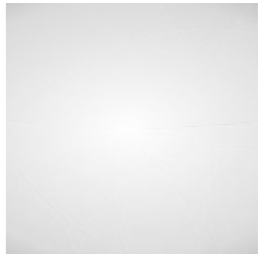




04                      05                      06

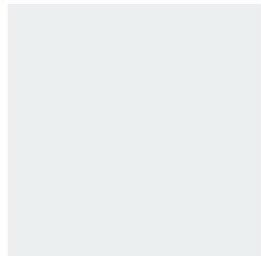





07                      08                      09

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


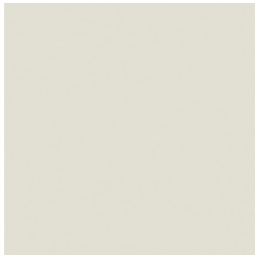





10                      11                      12

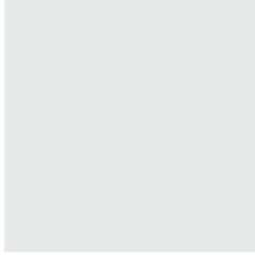





13                      14




Colour Schemes - Pepper



010203

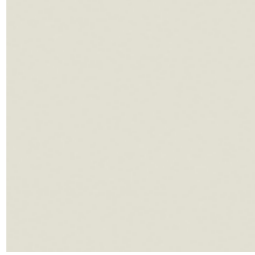




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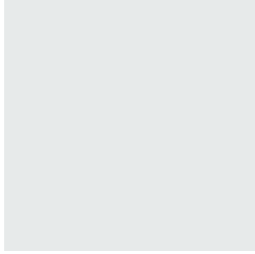
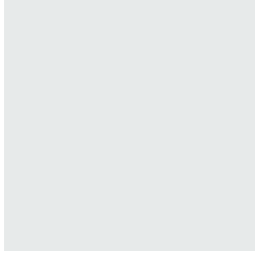


070809

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



101112



1314

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)


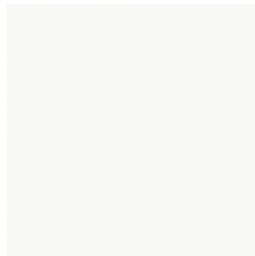
11/ Premium Timber Look Laminate Flooring (Upgrade Option)

12/ Mirror (Upgrade Option)

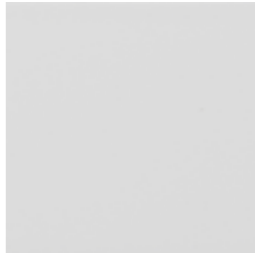

13/ Splashback (Upgrade Option)

14/ Blinds (Upgrade Option)

Colour Schemes - Caramel



010203



040506




070809

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



101112



1314

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/ Blinds (Upgrade Option)

## The Metricon Difference



We've been helping Australians love where they live for more than 40 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.



Every Metricon home is backed by a Lifetime Structural Guarantee\*, so you can build with the confidence and peace of mind that it will stand the test of time.



We believe no one else designs and builds as well as us and, as Australia's No.1 home builder^ for the sixth 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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