

Serene

TOWNHOME LIVING



TOWNLIVING™





Serene⁺ at Warralily

YOUR PERFECT HOME IN THE PERFECT LOCATION

Serene at Warralily is just outside Geelong in one of the most sought-after new suburbs of 'Armstrong Creek'.

With easy access to Melbourne, Geelong and the Surf Coast, this dynamic and thoughtful development offers residents a convenient and ever-evolving lifestyle experience.

Serene offers a new low maintenance living experience at Warralily in a premium creek-side setting. Enjoy all the benefits you would expect from Geelong's Most Awarded residential community. Great schools, supermarkets, specialist retailers, natural landscapes, parks, playgrounds, sports fields, hike and bike trails and more, all wrapped up in an affordable, low maintenance package that offers you a wonderful new lifestyle.

An unmissable opportunity

Perfectly suited to both smart investors and owner-occupiers, seize this unique opportunity to acquire one of these premium townhomes, created by Australia's Number 1 home builder.

You'll love your superb contemporary townhome overlooking Armstrong Creek and near excellent transport connections of all kinds. Not just into Geelong and Melbourne, but also to the joys of the beautiful Bellarine Peninsula, Surf Coast, and beyond.

With ample open spaces and easy access to Armstrong Creek Town Centre, residents of these exceptional low-maintenance homes will be blessed with all the benefits of this exceptional master-planned community.

And you'll be making a smart financial decision, too. The area was ranked alongside Byron Bay as one of Australia's best investment areas amidst a housing boom.

References

** <https://timesnewsgroup.com.au/geelongtimes/news/armstrong-creek-named-a-must-watch-suburb-as-development-boom-continues/>

<https://forecast.id.com.au/geelong/population-households-dwellings?WebID=100>

One of Geelong's youngest suburbs, Hotspotting's Price Predictor Index named Armstrong Creek amongst the nation's 50 housing markets to watch out for in 2021. By 2026, more than 22,000 people will call Armstrong Creek home.**

Make the most of this high-growth opportunity, situated in a desirable location and delivered with quality, all at an affordable price.

Not just any home – choose a Metricon home

Metricon offers you everything they've learned from more than forty years' experience in creating homes that Australians love to live in. We now offer you a unique range of contemporary, low-maintenance townhomes, at a price which will delight.

Serene at Warralily is, above all, affordable family living that also delivers leading-edge quality and design innovation that you would expect from such a credentialed builder. Australia's favourite builder, six years running, no less.

With a simple and supportive sales process, you'll find it easy to secure your future home, and you will feel cared-for every step of the way. We make it simple for you to select the look that works for you.

All these homes will look simply stunning as part of a co-ordinated modern streetscape. Whilst inside, they offer perfectly curated luxurious, bright, and spacious low-maintenance living. Great care is taken to design an interior that is value-packed and timelessly modern. Paired with exquisite parkland views, Serene at Warralily is the perfect combination of home and location, with no compromises.

Chose nature at *Serene*

Step outside and before you know it, you're sharing a landscape with over 45 species of birds and 80 different types of flora that have been planted around the multi-award-winning Armstrong Creek development.

At the heart of Warralily, make the most of the playgrounds and breathtaking gardens that are waiting to be explored. Throughout Warralily, there are hectares of lush greenery, pocket parks, ample sporting facilities, and a vast network of walking and cycling trails that connect the whole neighbourhood.

This is the perfect spot for families who want to burn-off some energy and get active. With 82 hectares of open space, there's plenty of leisure options available.

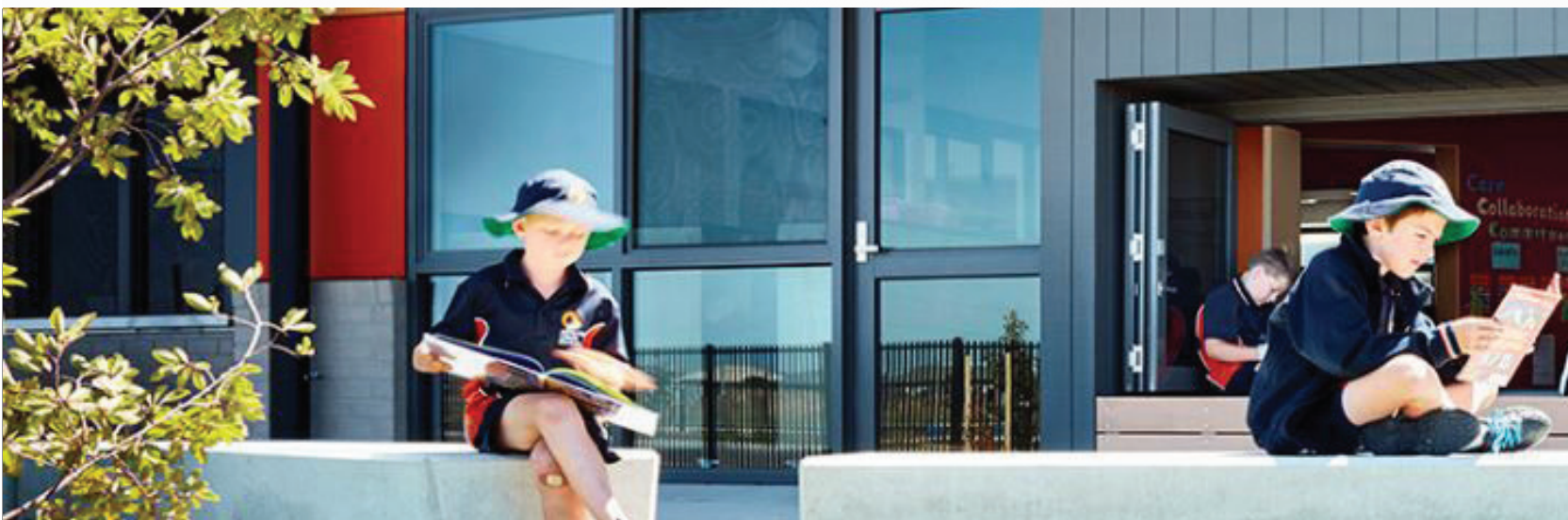
- A downhill mountain bike trail at at Shoalhaven Park
- Five creative and healthy playgrounds
- Basketball half-courts
- Award winning all abilities Mirambeena Playground
- Kick-about ovals
- Numerous sports and recreation facilities in place
- Soccer fields, netball courts and tennis courts

It's not just life, it's about the quality of life

Serene at Warralily is ideally located in the heart of your new community. Visit Armstrong Creek Town Centre or Warralily Village, grab one of the tasty pizzas at the Warralily Cockatoo Cafe, or grab a quick coffee at Sullies Kiosk.

Then there's outstanding education choices of all kinds, including:

- Armstrong Creek School, which offers inclusive primary and special needs education, plus shared community spaces
- Oberon High School and Geelong Lutheran College campuses, Iona College and St Catherine of the Sienna Catholic Primary school are all moments from your new home
- Elements Child Care and a future primary school are across the road from Serene.
- And you really are spoiled for choice for shopping, too: Armstrong Creek Town Centre is now open offering Coles, Liquorland, Terry White Chemist, Beauty Genesis, TattsLotto, Anytime Fitness, Australia Post, Dan Murphy's, Hungry Jacks, KFC and more



- The Village Warralily neighbourhood shopping centre is the perfect place to grab essentials and catch up with friends. Woolworths and Aldi Supermarkets, speciality shops and cafés, plus plenty of carparks to make shopping a breeze

Above all, Warralily is a place where community comes together. A place to belong.

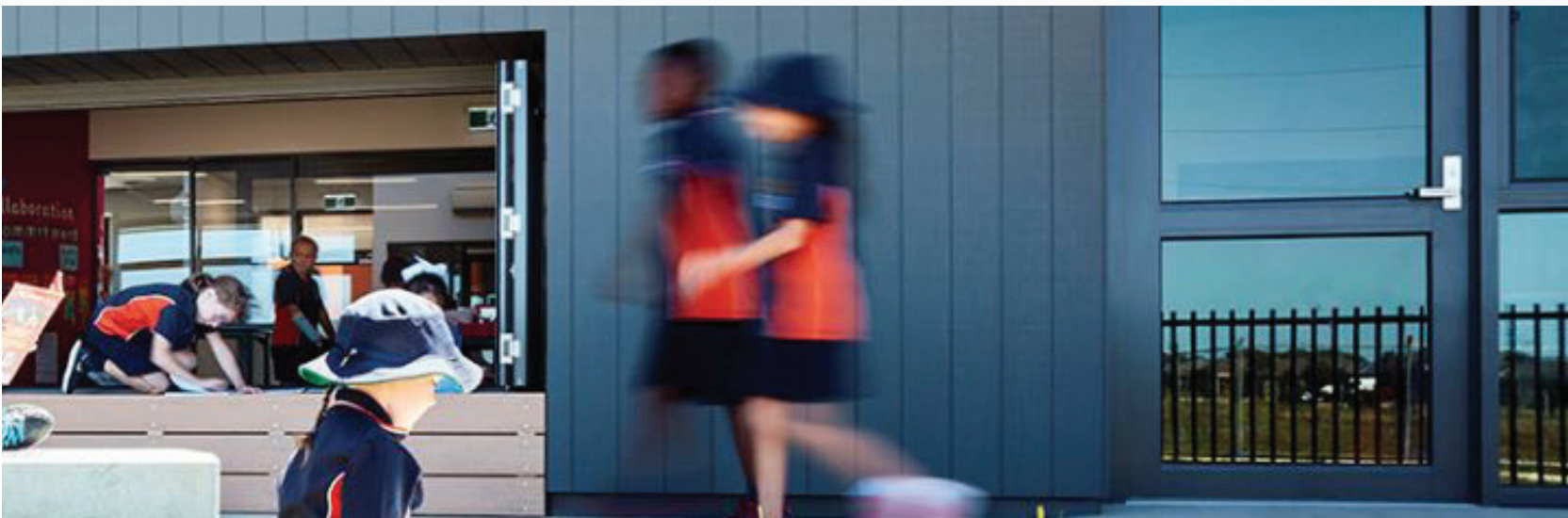
Created by our family, for your family

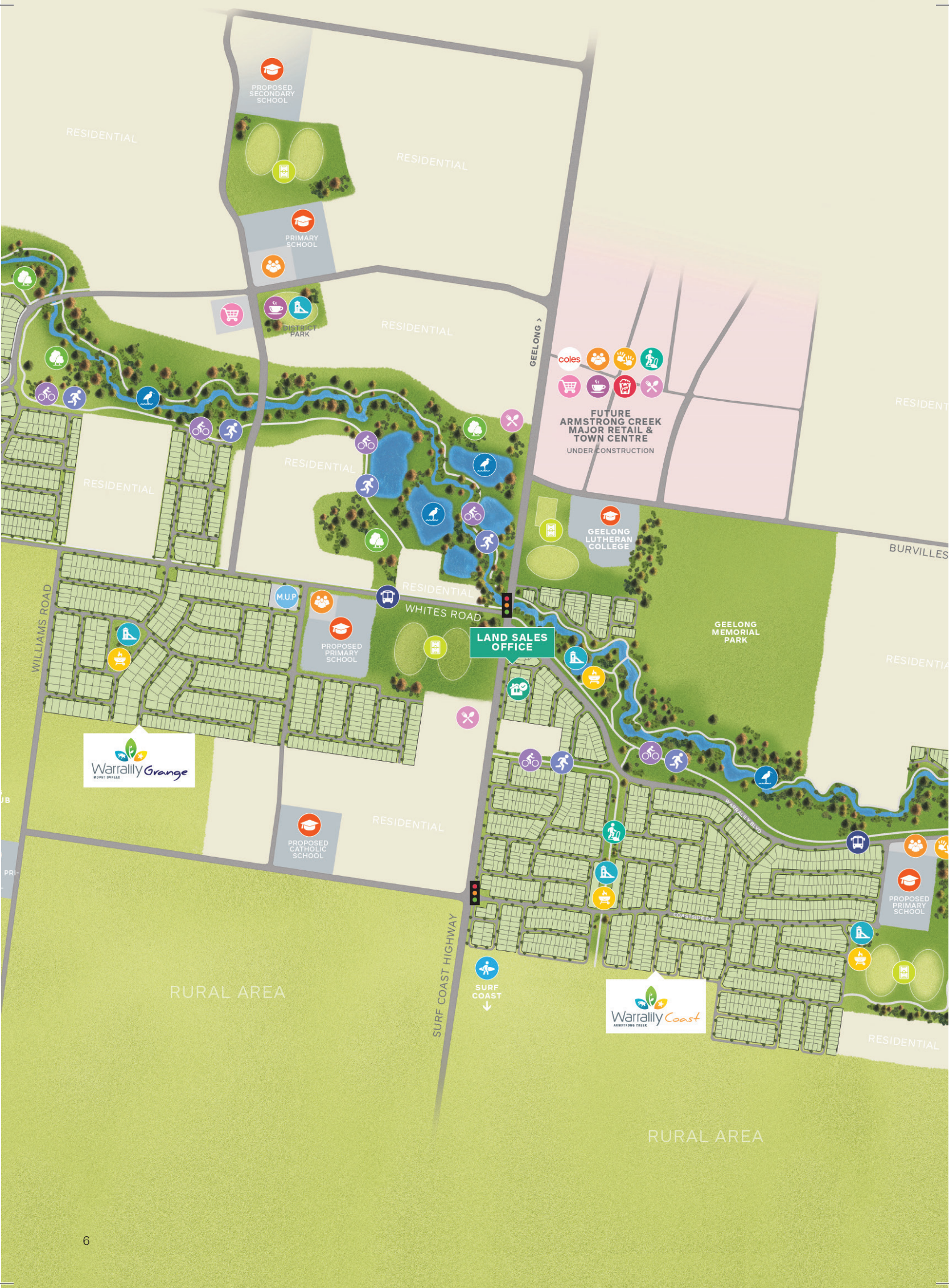
Despite being Australia's most successful home builder, Metricon is a proud, family-owned business, which builds thousands of homes for Australians every year. We treat you like we would treat one of our own: that's the standard of customer care you will enjoy along the way.

Metricon is known as one of the country's most professional builders, and our homes have won dozens of independently judged quality and design awards.

And when you buy one of our skilfully designed townhomes in Serene at Warralily you'll have the added peace of a Lifetime Structural Guarantee* and confidence that you are investing in a highly sought after, well-planned, and fast-growing area.

Whether it's your first home, a family home, or a property investment, you'll be working with the best of the best when you choose a new Metricon townhome at Serene.







Warralily

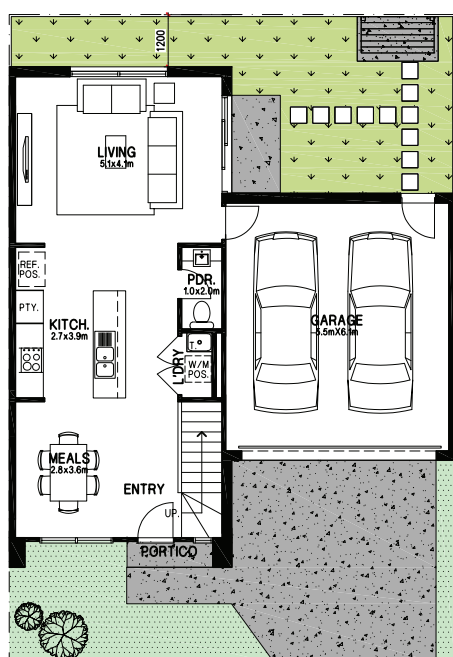
ARMSTRONG CREEK



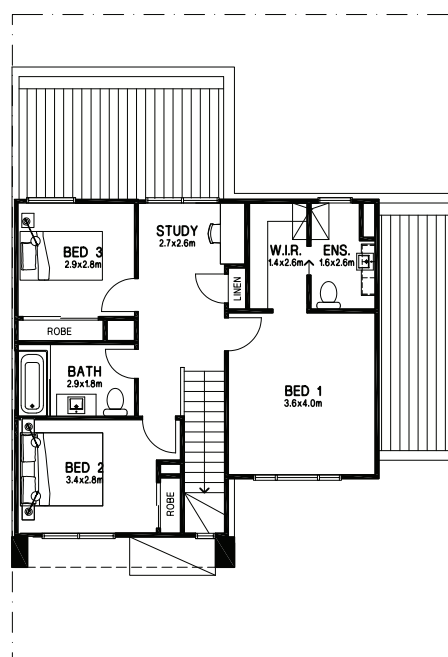


Marlo Mid

18.58sq



GROUND FLOOR



FIRST FLOOR



Marlo floor plan based on lot 131

The Marlo is affordable three bedroom living with everything you need and nothing you don't, brilliantly arranged to let you live life to its fullest. With the bonus of a sizeable study/home office quietly located upstairs and a substantial two-car garage with direct access to both the rear of the home and the integrated living hub, every inch of this clever home is designed to create an air of calm, relaxation and opportunity.



Artist impression. Capri, Lot 131



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 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



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)

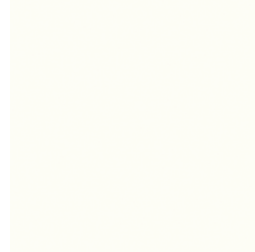
12/ Mirror (Upgrade Option)

13/ Splashback (Upgrade Option)

14/ Blinds (Upgrade Option)



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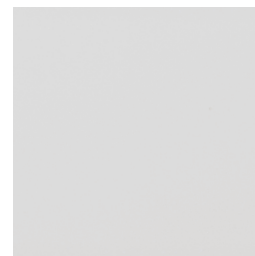
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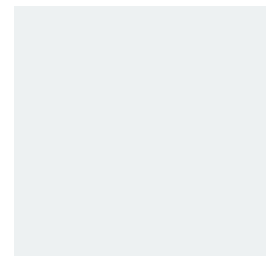
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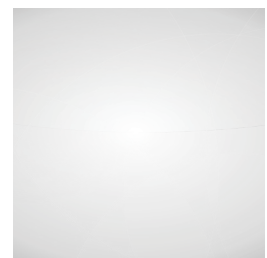
Specification Upgrades (refer to project upgrade list and project specification)



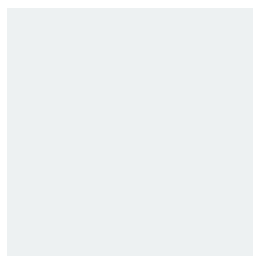
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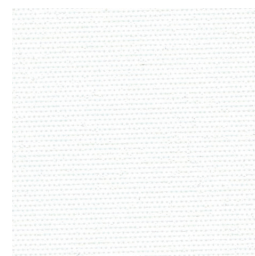
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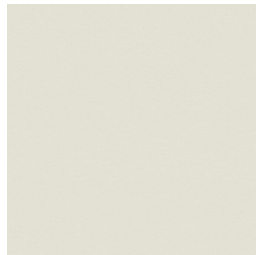


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Colour Schemes: Pepper



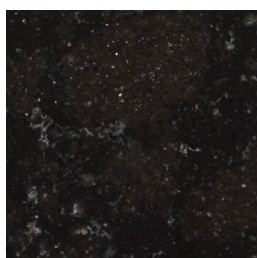
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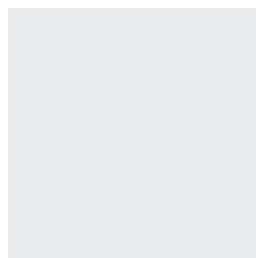
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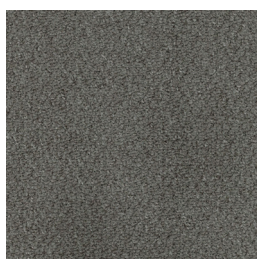
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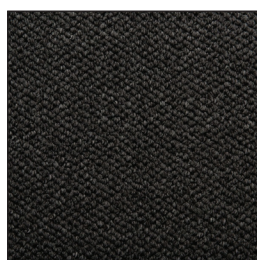


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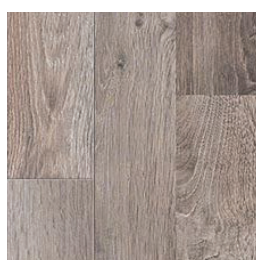


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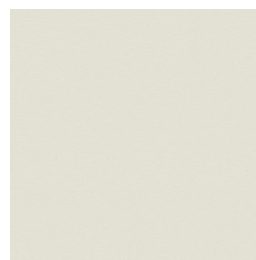
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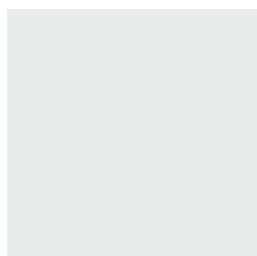
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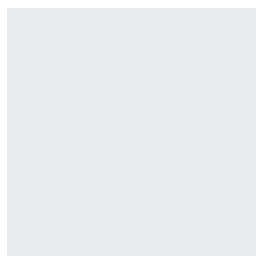
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01/ Kitchen Overhead Cupboards
- laminate

02/ Kitchen Base Cupboards
- laminate

03/ Bathroom, Ensuite & Laundry
Base Cupboards - laminate

04/ Kitchen, Bathroom, Ensuite &
Benchtop - 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

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

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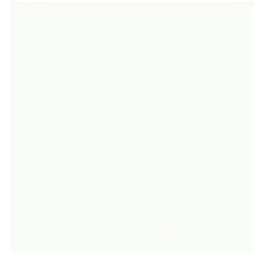
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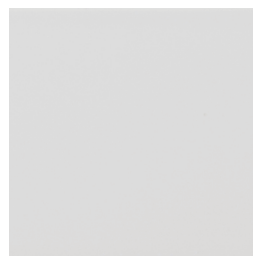
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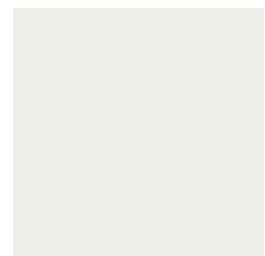
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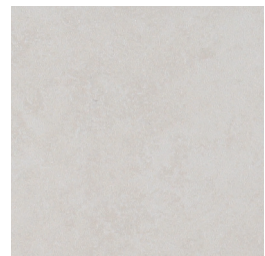
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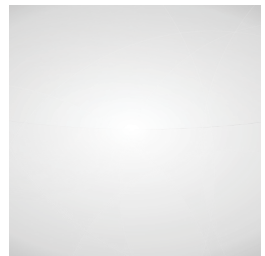
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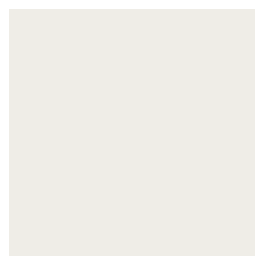
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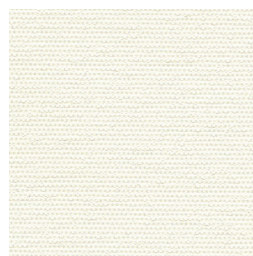
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The Metricon Difference



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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