



Connected living starts in

Society 1056

Image courtesy of Society 1056



Artists Impression

Your next chapter begins at
Society 1056 — a flourishing, master-
planned community just 24kms
north-west from Melbourne's CBD.

Nestled within the rapidly growing suburb of Fraser Rise, this latest release of contemporary two and four bedroom townhomes enjoy an enviable position overlooking a neighbourhood park, with nine hectares of open green space, lifestyle clubhouse, waterways, parks and playgrounds, scenic walking trails and everyday conveniences right at your doorstep.



Delivered by one of Australia's leading developers, YourLand Developments, Society 1056 has been thoughtfully designed to foster a vibrant neighbourhood rich in connection, character and community heart and soul.

With residences ranging from 14 to 19 squares, there's a Simonds townhome to suit every stage of life — whether you're a first-home buyer, a right-sizer or a savvy investor seeking long-term value and lifestyle appeal.

Picturesque nature outlooks, contemporary design and a welcoming community come together seamlessly at Society 1056 — and it could soon be yours.

Society1056 Fraser Rise





Why buy a townhome with Simonds?

Fixed Price Contracts*

No hidden fees, no surprises.

Lifetime Structural Guarantee*

For complete peace of mind.

Quality Home

A trusted home builder for over 75 years.

Smart Designs

Enjoy modern, functional layouts that maximise space and offer a contemporary living solution.

Low Maintenance

Practical designs with thoughtful landscaping, creating less work and upkeep in the long run.

First Home Buyer Government Grant Eligible^

If you're eligible, you could save \$10K!*

Turnkey Inclusions

Move into a home that's ready with everything you need so all you need to do is unpack.

*Terms and conditions apply, please see simonds.com.au for more details.

^The First Home Owner Grant is subject to government eligibility criteria not determined by Simonds Homes. All information in this brochure is general in nature only and must not be relied upon for any purpose whatsoever. Visit sro.vic.gov.au for more information.

Welcome to the neighbourhood.

Designed with purpose, built for everyday living.
A sustainable way of life, grounded in community.
Where heart and soul meet modern convenience.



Discover what sets Society 1056 apart.

SOCIETY 1056 TOWNHOMES
Lots 512-522

The site plan shows the layout of Lots 512-522, including dimensions and property lines. The lots are labeled with their respective numbers and sizes (e.g., 512 140m², 513 108m², 514 108m², 515 108m², 516 81m², 517 81m², 518 81m², 519 81m², 520 81m², 521 108m², 522 156m², 523 140m²). The plan also includes labels for Reserve No. 2, Scrappers Walk, Solar Power Lane, Serenity Road, and Organic Street. The aerial view shows the surrounding neighborhood, including a Waterway, Sporting Oval, Proposed Government Primary School, Parks & Playground, Community Centre, Tennis Courts, Childcare Centre, Clubhouse, Local Shops, and another Parks & Playground. A red box highlights a specific area in the aerial view.

Image courtesy of Society 1056

Positioned in Melbourne's thriving north-west and neighbouring the established communities of Caroline Springs and Taylors Hill, Society 1056 is a standout addition to the fast-growing suburb of Fraser Rise.

Shopping and amenities

From major retail hubs such as Watergardens Shopping Centre, Caroline Springs Square Shopping Centre and Brimbank Shopping Centre to everyday essentials including Coles, Bunnings Warehouse, Aldi and Kmart, everything you need is close at hand. A vibrant mix of cafés, restaurants and bars further enhances the lifestyle perks on offer to residents.

Education

Families at all life stages are well catered for, with two childcare centres, a primary school and two secondary schools all located within 10 minutes or less of Society 1056. Education opportunities will continue to expand, with plans for an early learning centre and a government primary school right within the Society 1056 community.

Nature and green spaces

Life at Society 1056 is designed around liveability — prioritising social connection, access to nature and community-focused spaces. Residents enjoy more than 9 hectares of open green space, along with walking and cycling trails known as "The Tan of the West", as well as sporting ovals and local parks.

A defining feature of Society 1056 is the future lifestyle clubhouse — a peaceful retreat featuring a pool and sauna, a gym and tennis courts, offering residents spaces to relax, recharge and connect with family and neighbours.

Staying connected

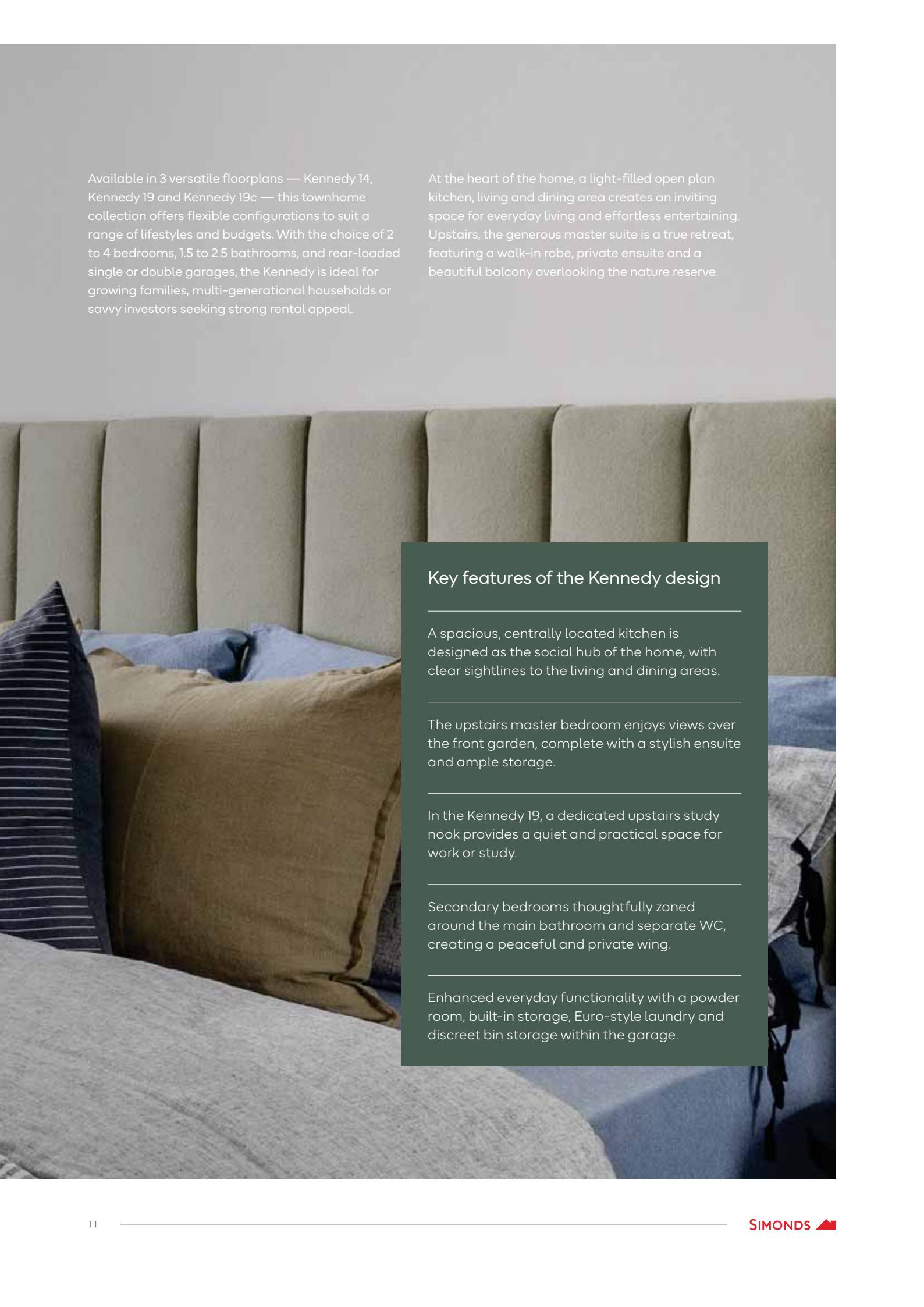
Commuting is effortless, with Society 1056 located just 24kms or a 30-minute train journey to Melbourne's CBD from Watergardens Station. Easy access to Taylors Road, Hopkins Road, and the Western and Calder Freeways ensures seamless connectivity across Melbourne.

Images, photos, plans, maps, measurements, and other information are for general illustration purposes only and are not to scale. Actual facilities, amenities, infrastructure, and their configuration are indicative of current or proposed amenity and infrastructure delivery and design, which may be subject to change without notice. Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. January 2026

At a glance: the Kennedy design



Thoughtfully crafted across two generous levels, the Kennedy design delivers contemporary living with quality finishes and a focus on comfort, functionality and a low-maintenance lifestyle.



Available in 3 versatile floorplans — Kennedy 14, Kennedy 19 and Kennedy 19c — this townhome collection offers flexible configurations to suit a range of lifestyles and budgets. With the choice of 2 to 4 bedrooms, 1.5 to 2.5 bathrooms, and rear-loaded single or double garages, the Kennedy is ideal for growing families, multi-generational households or savvy investors seeking strong rental appeal.

At the heart of the home, a light-filled open plan kitchen, living and dining area creates an inviting space for everyday living and effortless entertaining. Upstairs, the generous master suite is a true retreat, featuring a walk-in robe, private ensuite and a beautiful balcony overlooking the nature reserve.

Key features of the Kennedy design

A spacious, centrally located kitchen is designed as the social hub of the home, with clear sightlines to the living and dining areas.

The upstairs master bedroom enjoys views over the front garden, complete with a stylish ensuite and ample storage.

In the Kennedy 19, a dedicated upstairs study nook provides a quiet and practical space for work or study.

Secondary bedrooms thoughtfully zoned around the main bathroom and separate WC, creating a peaceful and private wing.

Enhanced everyday functionality with a powder room, built-in storage, Euro-style laundry and discreet bin storage within the garage.

Colour Scheme

Haven



Artists Impression



Artists Impression

Tailor your new home to suit your personal style with two interior themes to choose between.

Umber



Artists impression



Artists impression

Renders are indicative of colour schemes and not the final product. Refer to the floorplan for room layout.

Inclusions

PLEASE NOTE Society 1056 is an all-electric community.

NCC 2022 REQUIREMENTS

Wet Areas	One step-free shower recess Single entry point with step-free threshold (<5mm) Noggins in wet areas for future grab rail installation
Energy Rating	7-star energy compliance 5kw photovoltaic panels with inverter to meet whole-home requirements

FOUNDATIONS

Slab	Engineered concrete waffle slab Part A slab penetration termite treatment Part B slab perimeter termite treatment (physical barrier)
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KITCHEN

Appliances	600mm stainless steel electric under-bench oven & electric cooktop 600mm concealed rangehood Freestanding stainless steel dishwasher
Sink	Undermount stainless steel sink
Materials	20mm Caesarstone arris edge benchtop (silica-free) Laminex melamine cabinetry with square-edge doors & panels Overhead cabinetry as per standard drawings Soft-close to drawers Ceramic tiled splashback
Tapware	Chrome mixer tap
Other	Capped water point to fridge space

BATHROOM & ENSUITE

Basin	Semi-inset seamless vitreous China basin
Shower	Semi-frameless pivot shower doors with tiled base
Toilet	Dual-flush vitreous China toilet suite and enclosed trap
Tapware	Single lever tapware, shower rail & bath outlet
Fixtures	Towel hook, single or double towel rail & toilet roll holder (chrome)
Mirrors	Polished edge mirrors above vanity
Exhaust Fan	Externally ducted exhaust fans with draft stoppers
Benchtops	20mm Caesarstone benchtop to Bathroom and Ensuite (design-specific)

Vanity	Laminate vanity unit to Bathroom and Ensuite
Tiles	Ceramic tiled niche to Bathroom and Ensuite showers Ceramic wall tiles to shower recess Floor & skirting tiles throughout
Bath	1500mm back-to-wall freestanding bath (design-specific)

LAUNDRY

Trough	45L freestanding laundry trough with metal cabinet & chrome mixer
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FLOOR COVERINGS

Carpet	Category 2 carpet to nominated rooms (refer to standard plans for locations)
Hard Floors	Laminated timber grain flooring to nominated rooms (refer to standard plans for locations) Ceramic floor tiles to wet areas nominated rooms (refer to standard plans for locations)

WINDOWS & EXTERNAL DOORS

Door	Painted feature entry door with clear glazing (design specific)
Windows	Sliding aluminium glazed windows & doors with keyed locks (7-star rating)
Fittings	Double cylinder pull handle to entry door Entrance set to Front Entry door
Flyscreens	Aluminium mesh flyscreens to all openable windows

GARAGE

Doors	Powder-coated motorised sectional door with 2 remote controls & wall unit Internal Access Door (design specific)
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INSULATION

Energy Rating	Meets 7-star energy requirements
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CEILINGS

Ground Floor	2590mm high ceilings
First Floor	2440mm high ceilings

Our turnkey inclusions mean all you need to do is move in and unpack...

EXTERNAL

Façade	Façade as per approved architectural drawings
Bricks	Builders range bricks as per colour palette
Concrete	Concrete finish to porch floor (design-specific) Coloured reinforced concrete driveway (design-specific)
Landscaping	Full front & rear landscaping (design-specific)
Letterbox	As per developer guidelines
Fence	Fixed boundary fencing per developer requirements (design-specific)

INTERNAL

Stairs	Carpeted MDF treads & risers with painted handrail Under-stair storage (design-specific)
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HOT WATER SERVICE

Solar Heater	Electric Boosted Solar Water Heater Solar collector panel & storage tank positioned at builder's discretion
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ROOFING

Roof	Powder-coated metal roof
Fascia & Gutter	Powder-coated metal fascia & gutter

FIXTURES & FITTINGS

Fittings	Lever passage sets & pull handles
Skirtings	67x18mm skirtings & architraves Tiled skirtings in wet areas
Doors	Flush panel internal doors with stops & chrome hinges
Robes	Single melamine shelf & hanging rail in robes Sliding robe doors with aluminium frames & vinyl coating Walk-in robe with 4 drawers
Blinds	Single roller blinds with silver base bar to all windows (excluding highlight windows)

PAINT & PLASTER

Internal Walls	3-coat low sheen acrylic to internal walls (one standard colour)
Internal Doors	Semi-gloss paint for internal timber & doors
Ceilings	Flat acrylic for ceilings
Cornice	75mm cove plaster cornice

HEATING & COOLING

Living	7.5kw split system to Living Area
Bedrooms	2.5kw split system to Master Bedroom
	Panel heating to all bedrooms

ELECTRICAL

Power Points	Double power points in all rooms (1 x per room)
Lights	LED downlights throughout (excl. Garage)
Smoke Detectors	Interlinked smoke detectors (AS3786 compliant)
External Lights	External lights per standard layout Waterproof motion sensor floodlight
TV & Data	1 x Telephone & TV points in Master Bedroom & Family Room 1 x TV antenna & Cat 6 data point

SERVICES - CONNECTIONS

Inclusions	Includes connection of water, sewer, telephone conduit & stormwater within allotment Connection to underground power
Exclusions	Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges
External Tap	2 x external taps
Fibre Optics	Fibre optic connection per estate design guidelines

STRUCTURAL

Frame	90mm structural pine framing & pine truss roof
	Timber sizes to be in accordance with AS1684 Timber Framing Code
Guarantee	Lifetime Structural Guarantee (see website for full terms and conditions)



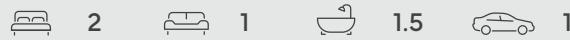
Artists Impression

Enjoy style,
space and
functionality



Kennedy 14

Lot No. 516-520



Land Size

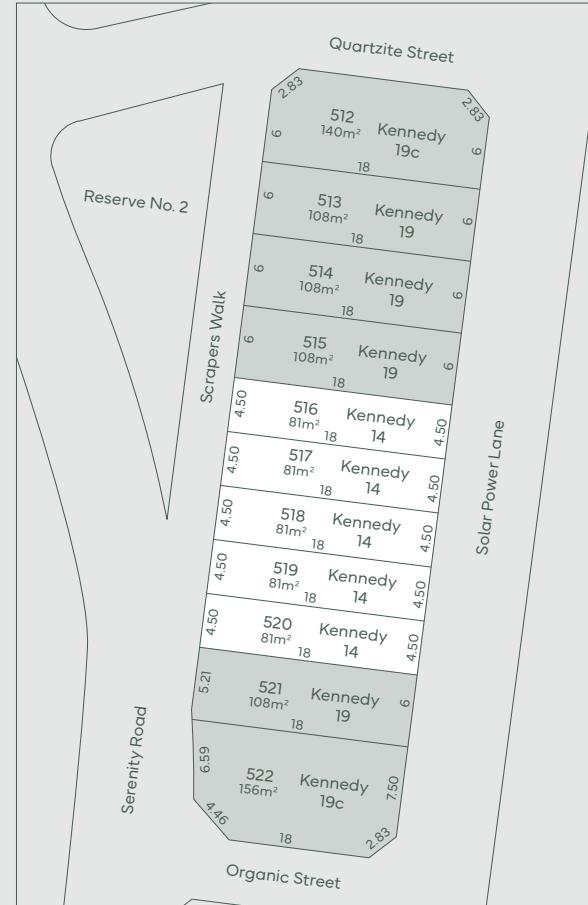
81m² 4.5m (W) x 18m (L)

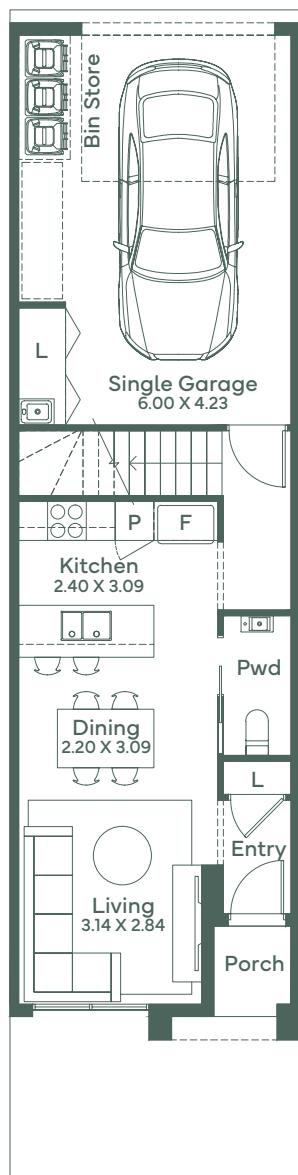
Room Sizes

Bedroom 1	3.47 x 3.14
Bedroom 2	3.02 x 3.63
Living	3.14 x 2.84
Dining	2.20 x 3.09
Garage	6.00 x 4.23

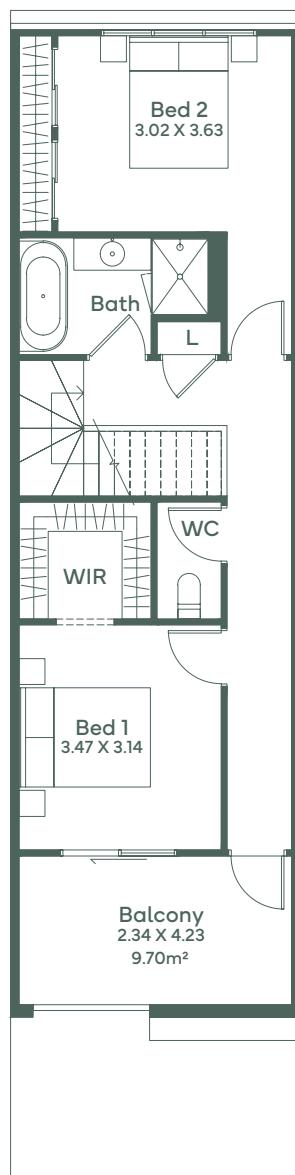
Specifications

Ground floor	39.35m ²
First floor	57.25m ²
Garage	27.85m ²
Total internal area	124.45m ²
Balcony	9.70m ²
Porch	1.55m ²
Total external area	11.25m ²
Total	135.70m ² 14.61sq





GROUND FLOOR



FIRST FLOOR

Legend

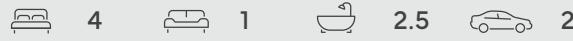
Linen L Pantry P Fridge F Shelves SH Storage ST Laundry LD

Standard floorplan shown

All floorplans are for illustrative purposes only and may not represent the final product.
Final design may differ to meet developer, NCC and other compliance requirements.
Specifications and room sizes may differ based on selected facade.

Kennedy 19

Lot No. 513-515, 521



Land Size

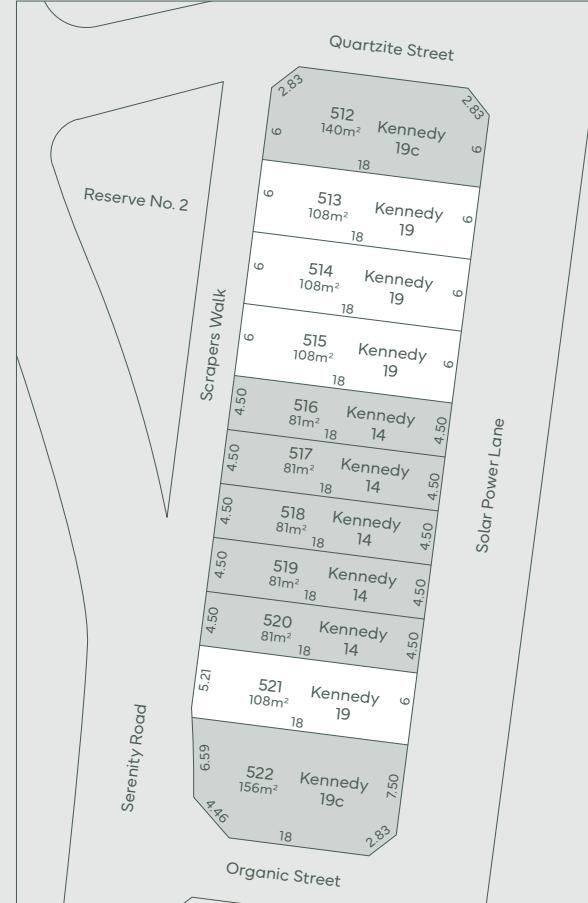
108m² 6m (W) x 18m (L)

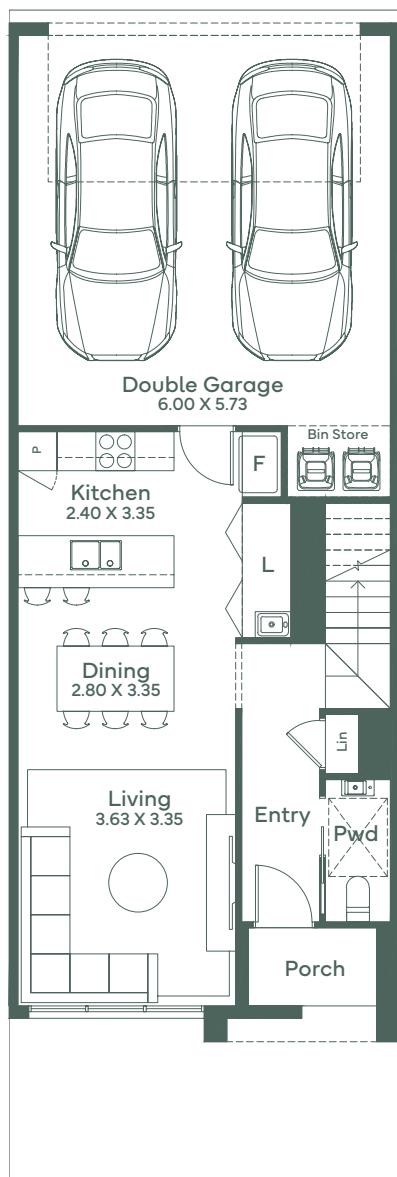
Room Sizes

Bedroom 1	3.21 x 3.00
Bedroom 2	3.00 x 2.89
Bedroom 3	3.00 x 2.75
Bedroom 4	2.89 x 2.64
Living	3.63 x 3.35
Dining	2.80 x 3.35
Garage	6.00 x 5.73

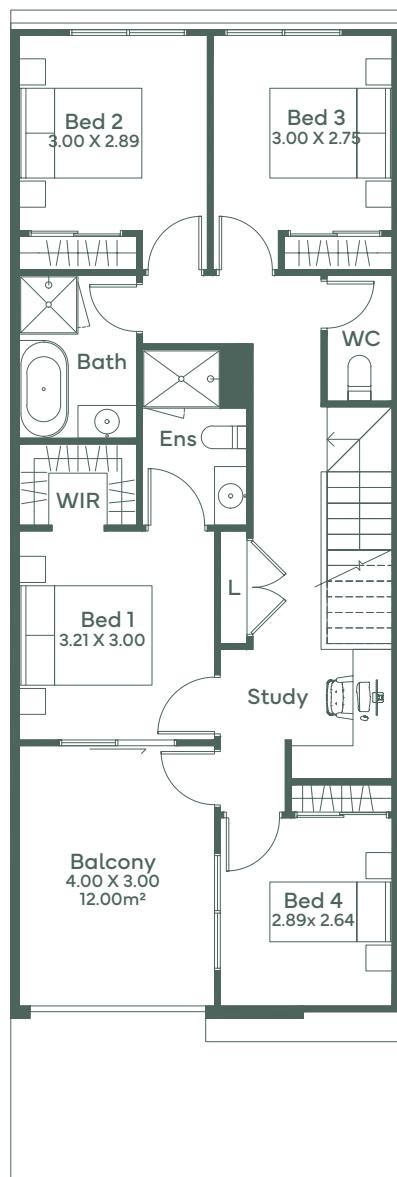
Specifications

Ground floor	50.10m ²
First floor	77.75m ²
Garage	39.00m ²
Total internal area	166.85m ²
Balcony	12.00m ²
Porch	1.65m ²
Total external area	13.65m ²
Total	180.50m ² 19.43sq





GROUND FLOOR



FIRST FLOOR

Legend

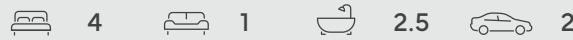
Linen L Pantry P Fridge F Shelves SH Storage ST

Standard floorplan shown

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Kennedy 19c

Lot No. 512, 522



Land Size

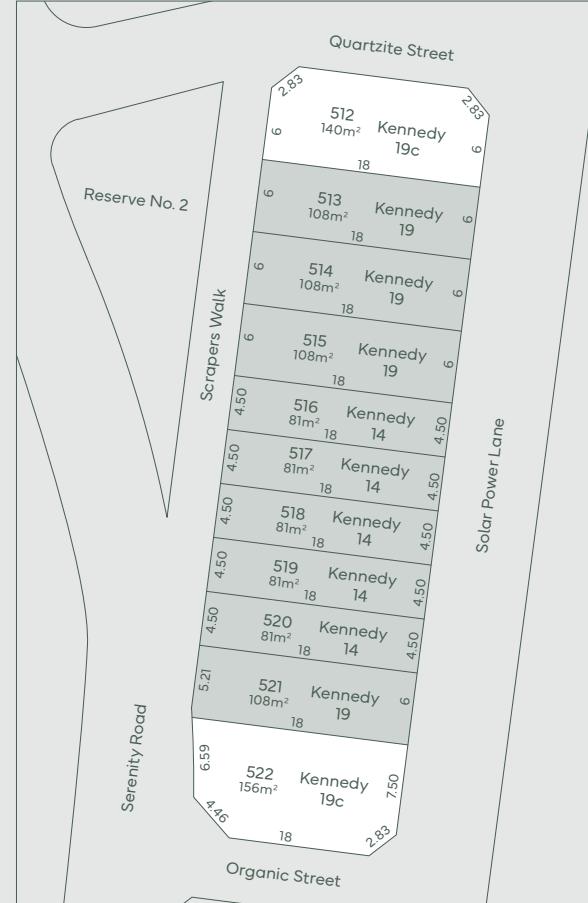
140m² & 156m² 7.5m (W) x 18m (L)

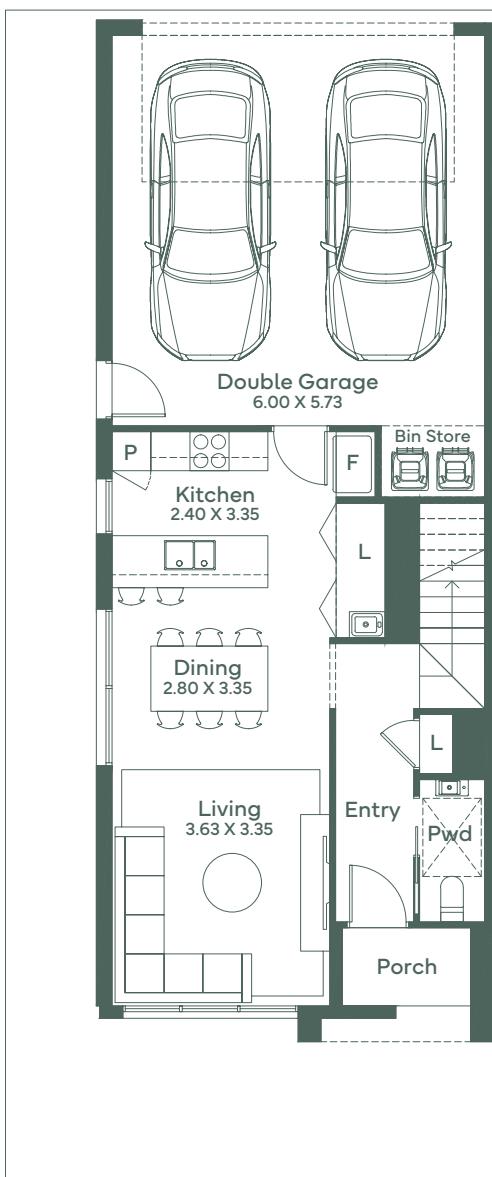
Room Sizes

Bedroom 1	3.21 x 3.00
Bedroom 2	3.00 x 2.89
Bedroom 3	3.00 x 2.75
Bedroom 4	2.89 x 2.64
Living	3.63 x 3.35
Dining	2.80 x 3.35
Garage	6.00 x 5.73

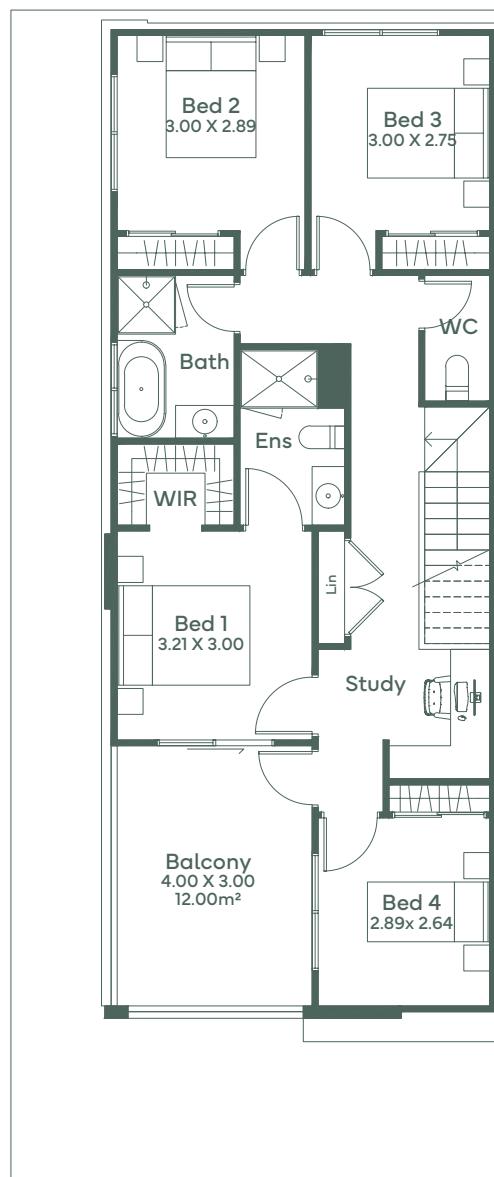
Specifications

Ground floor	49.70m ²
First floor	76.10m ²
Garage	38.85m ²
Total internal area	164.65m ²
Balcony	12.00m ²
Porch	1.95m ²
Total external area	13.95m ²
Total	178.60m ² 19.22sq





GROUND FLOOR



FIRST FLOOR

Legend

Linen L Pantry P Fridge F Shelves SH Storage ST

Standard floorplan shown

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Specifications and room sizes may differ based on selected facade.



Your new home journey, simplified

At Simonds, we believe that the journey to your new home should be uncomplicated. That's why we're here to help you every step of the way.

1

Select your townhome

Choose the design that best suits your needs! We've got three different floorplan options to choose from so you'll be able to choose a layout that best suits your needs. Once chosen, your New Home Specialist will guide you through the deposit process.

2

Choose your colour scheme

Pick between two internal colour schemes for your new townhome.

3

Contract

We'll present you with a Fixed Price HIA Construction Contract based on your selections.

4

Construction stages*

Base stage

Slab and footings go down.

Frame stage

See your dream home take shape with your internal and external walls and roof trusses complete.

Lock up

This is where you'll see all your roofing & external walls complete plus windows & exterior doors installed.

Fixing

Your home is in the final stretch with interiors, doors, kitchens & bathrooms complete!

Completion

All your flooring is complete. Certificate of occupancy is issued.

Settlement

Time to enjoy your new home!

5

Handover & support

Congratulations on your new home! Now it's time to sit back, relax, and enjoy seeing all of your hard work paid off. With our Lifetime Structural Guarantee*, you can rest assured that we'll be with you every step of the way to provide the support you need.

*Terms & conditions apply, customer acknowledges and accepts that the definitions of each progress stage, as set out in the building contract, apply at all times.



Artists Impression



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Payments

All build progress payments are per Housing Industry Association (HIA) payment schedule listed in HIA contract.





Shannon Playnsek
Sales Consultant - Medium Density
Phone: 0438 612 434
Email: shannon.playnsek@simonds.com.au

Society 1056 Sales Centre
1090 Taylors Road, Fraser Rise 3336



Scan for more information
visit simonds.com.au

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