

Mt. Atkinson

| TOWNHOMES





Welcome to Mt. Atkinson — where Melbourne's west comes to life

Perfectly positioned in Truganina, just 28kms west of Melbourne's CBD, Stockland Mt. Atkinson places you at the centre of one of Melbourne's fastest growing and most connected corridors.

Surrounded by established hubs including Caroline Springs and Tarneit, residents enjoy easy access to shopping, dining, schools, transport and everyday essentials — all while embracing the lifestyle and opportunity of a thriving new community.

Big dreams begin in Mt. Atkinson, Truganina

Mt. Atkinson has been thoughtfully masterplanned to create a vibrant, connected community where families, first home buyers and investors can truly thrive. Designed around recreation, convenience and everyday wellbeing, residents will enjoy access to existing parks, green spaces, community facilities and the proposed town centre at the heart of the precinct.

With direct connectivity to the Western Freeway, a proposed 50-hectare conservation reserve and exciting future infrastructure underway, Mt. Atkinson offers the perfect balance of lifestyle and long-term growth.

Secure your place now and become part of a flourishing community designed for the future.



Artists Impression





Family-focused living. Everyday convenience. A connected lifestyle.

Delivered in partnership with Stockland, one of Australia's leading developers, this exclusive townhome release combines intelligent design, timeless style and a location centred around everyday ease.

Everything you need is already within reach — from schools to parks, walking trails and future community amenities. Designed for modern living, these homes feature quality inclusions, considered layouts and functional spaces that bring together comfort, practicality and style.





Be part of the future of Melbourne's west

Enjoy a lifestyle defined by open green spaces, connected living and thoughtful urban design. Landscaped streetscapes, parks and walking trails create a calm, welcoming environment where the outdoors feels like a natural extension of home.

Designed for balance, Mt. Atkinson brings together community connection, everyday convenience and room to grow. Whether you're purchasing your first home, upgrading for more space or investing in Melbourne's expanding west, Mt Atkinson offers the opportunity to be part of a vibrant, future-focused neighbourhood with strong long-term potential.

A growing, vibrant neighbourhood

Mt. Atkinson continues to grow and evolve while benefiting from its proximity to established hubs including Tarneit and Caroline Springs.

Located just 28kms from Melbourne's CBD, Mt. Atkinson has been designed with first home buyers, young families and modern lifestyles in mind — placing everyday essentials close to home.



Shopping and amenities

A future Major Town Centre is planned within the Mt. Atkinson precinct, delivering a vibrant retail and lifestyle destination for residents. Planned to be delivered in stages, the town centre will include approximately 8,000sqm of retail space, anchored by a major supermarket alongside a mix of specialty stores, cafés and everyday services.



Education

Families will benefit from access to two new primary schools, an established kindergarten, a proposed secondary school and the Mt. Atkinson Children's and Community Centre — supporting every stage of growing family life.



Nature and green spaces

The Mt. Atkinson masterplan embraces outdoor living with parks, playgrounds, walking and cycling trails, plus the proposed 50-hectare Mt. Atkinson Reserve designed to encourage recreation, wellbeing and connection to nature.



Transport

Conveniently connected to the Western Freeway and nearby Rockbank Train Station, Mt. Atkinson offers easy access to Melbourne and surrounding suburbs.



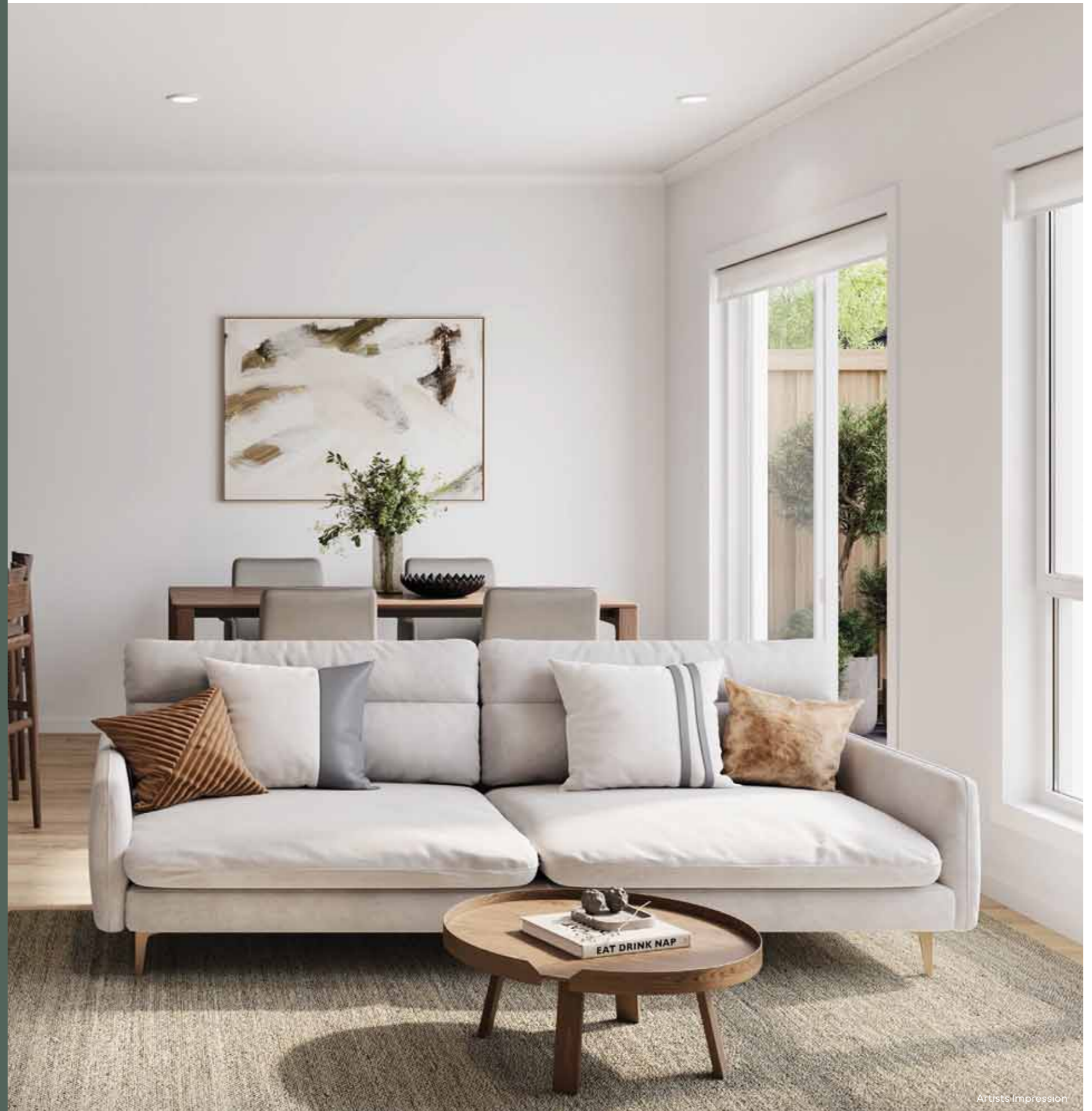
Masterplan supplied for the purpose of providing an impression of Mt. Atkinson and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (May 2026).

Introducing The Kennedy

Thoughtfully designed across two spacious levels, the Kennedy 19 delivers contemporary living with a focus on comfort, functionality and low-maintenance ease. Combining quality finishes with intelligent zoning, this home has been created to suit modern lifestyles.

Featuring four generously sized bedrooms positioned upstairs, including a beautifully appointed master suite with its own private balcony, the Kennedy 19 is perfectly suited to couples, growing families or savvy investors seeking strong lifestyle and rental appeal.

At the heart of the home, a light-filled open-plan kitchen, living and dining area creates a welcoming space for everyday living and effortless entertaining.



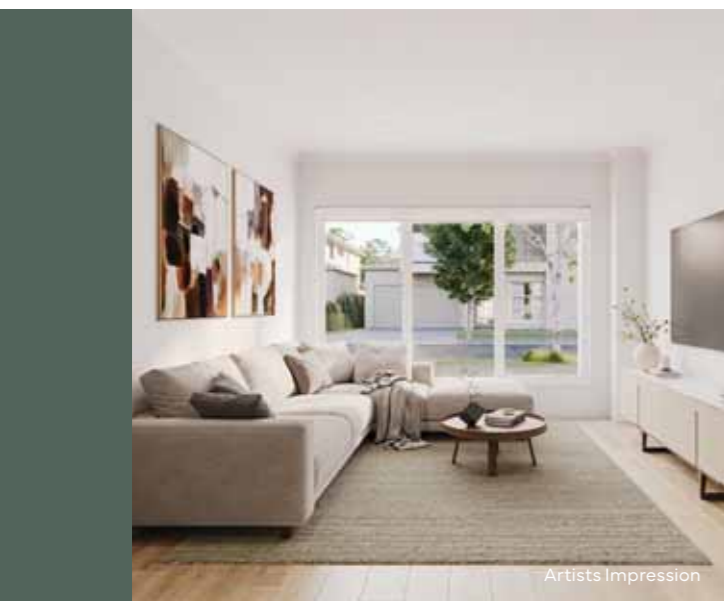
Artists Impression



Artists Impression



Artists Impression



Artists Impression



Artists Impression

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 suite enjoys access to a private balcony, stylish ensuite and generous storage.





A dedicated upstairs study nook provides a practical and quiet space for working from home, study or homework.

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

Everyday functionality is enhanced with a downstairs powder room, under-stair storage and a Euro-style laundry, conveniently positioned near the rear-loaded double garage with internal access.

Kennedy 19

Lots 51339, 51341, 51343 & 51345

 4
  1
  2.5
  2

LAND SIZE

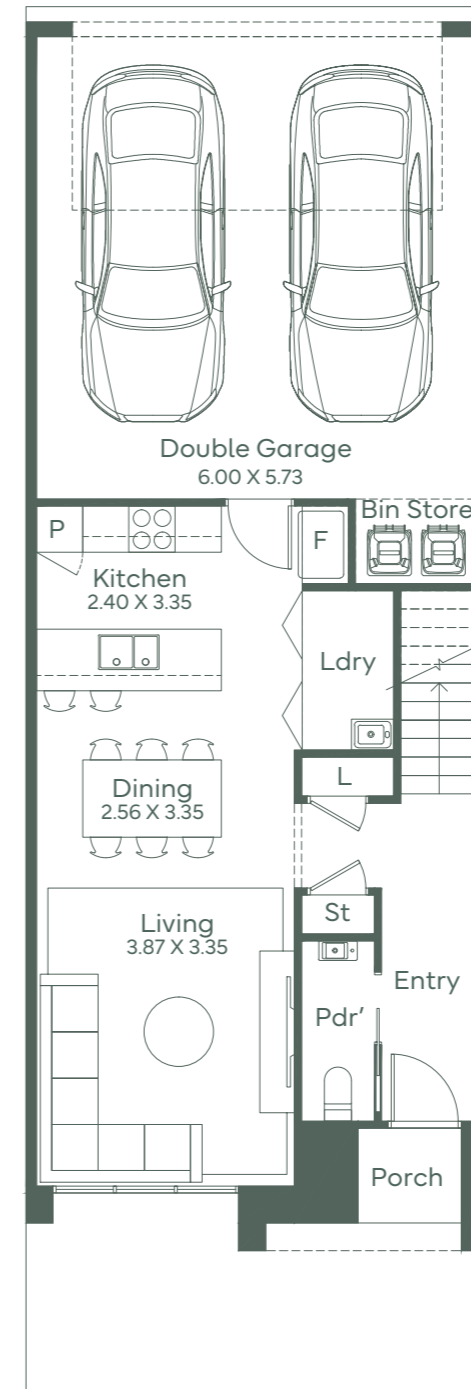
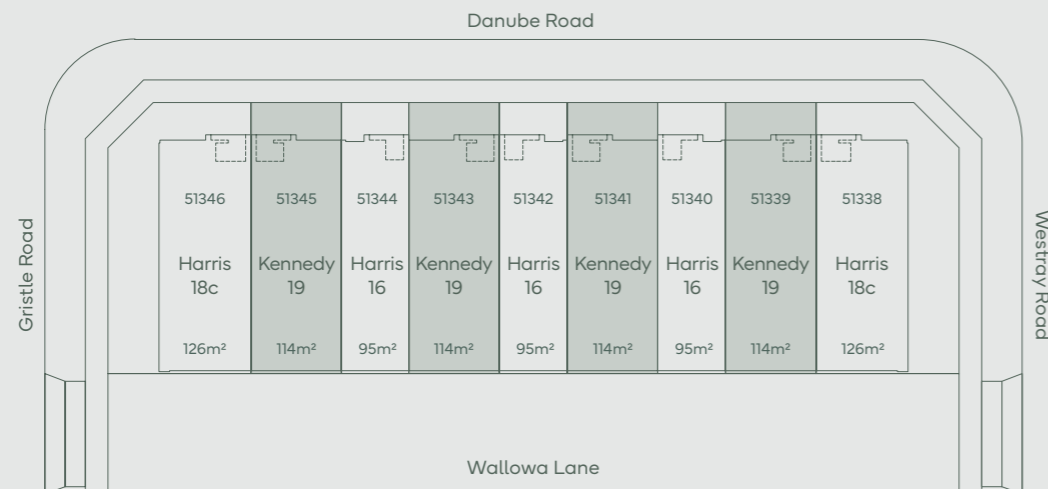
114m² 6m x 18m

ROOM SIZES

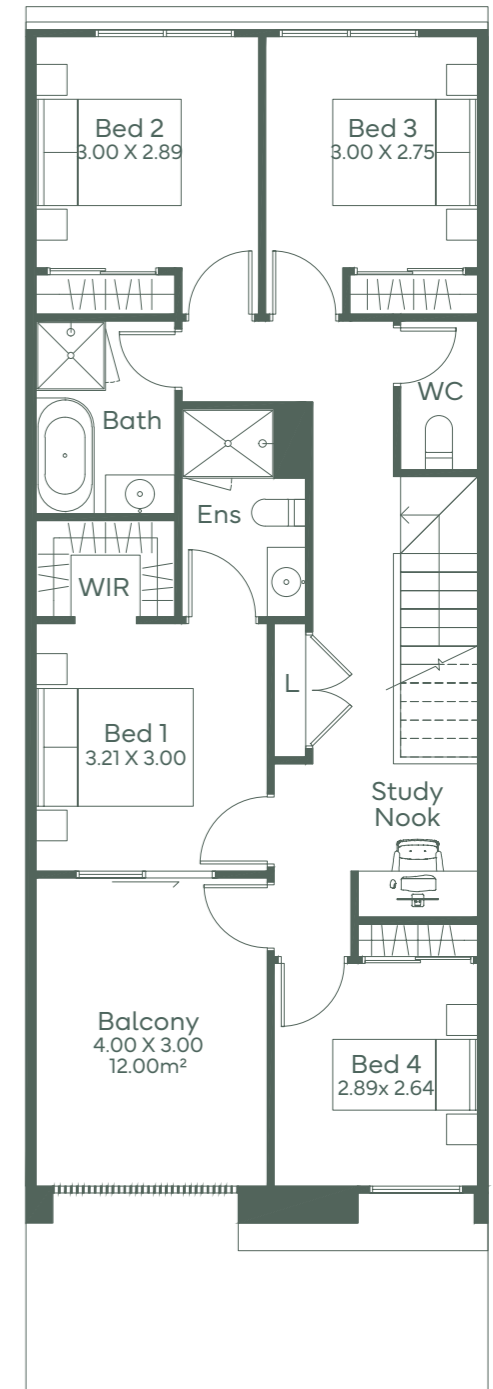
Bedroom 1	3.21 x 3.00
Bedroom 2	3.00 x 2.89
Bedroom 3	3.00 x 2.75
Bedroom 4	2.89 x 2.64
Living	3.87 x 3.35
Dining	2.56 x 3.35
Kitchen	2.40 x 3.35
Garage	6.00 x 5.73

SPECIFICATIONS

Ground floor	50.10m ²
First floor	77.75m ²
Garage	39.00m ²
Porch	1.65m ²
Balcony	12.00m ²
Total internal area	166.85m ²
Total external area	13.65m ²
Total	180.50m² 19.43sq



GROUND FLOOR



FIRST FLOOR

Laundry L Pantry WIP Ensuite ENS Walk in Robe WIR Powder Room PDR

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.





Artists Impression



Introducing The Harris

The Harris delivers practical, comfortable living across two spacious levels, with buyers able to choose between 16 and 18-square floorplans to suit different lifestyles and stages of life.

Whether you're a first-home buyer, growing family, downsizer or investor, the Harris has been thoughtfully designed to maximise space, functionality and liveability. Intelligent zoning and flexible living spaces ensure the home adapts seamlessly to modern routines, while spacious balconies add an extra layer of lifestyle appeal.



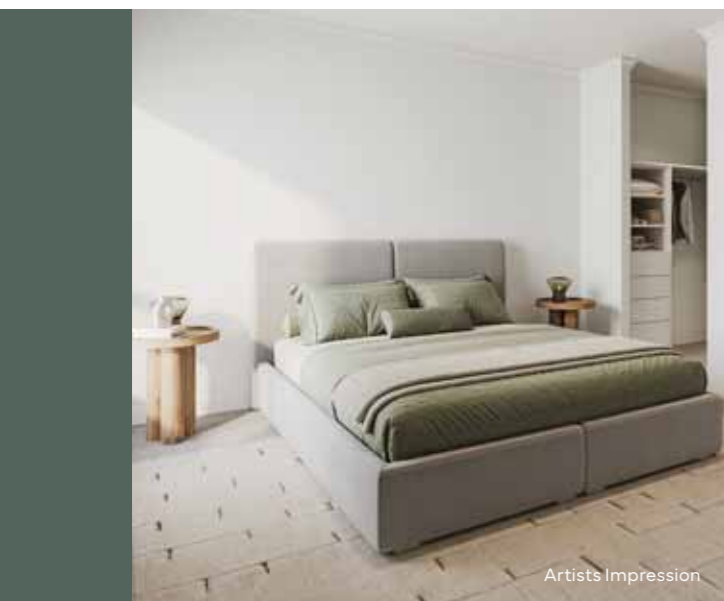
Artists Impression



Artists Impression



Artists Impression



Artists Impression



Artists Impression

Key features of the Harris design

Centrally positioned kitchen overlooking the living and dining areas creates a connected social hub.

Private balcony access from the master bedroom with an adjoining study nook, fills the first floor with bountiful natural light and breeze.





Secure rear-loaded single or double garages depending on floorplan selection give residents further peace of mind. Both options include bin storage, while the Harris 16 includes a laundry nook and additional storage space.

Convenient downstairs powder room and additional built-in storage throughout.

Well-zoned bedrooms surrounding a central bathroom and separate WC for enhanced privacy and functionality.

Harris 16

Lots 51340, 51342 & 51344

 2
  1
  1.5
  1

LAND SIZE

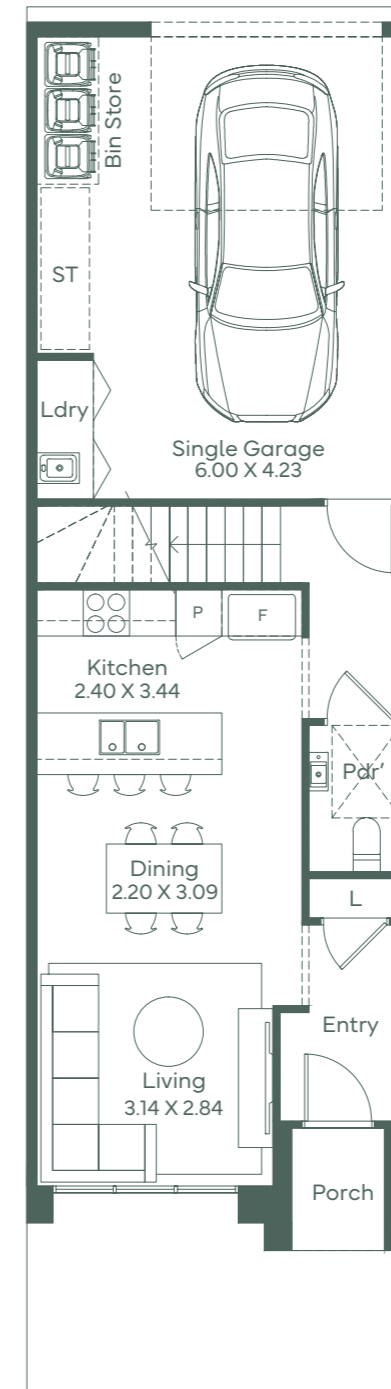
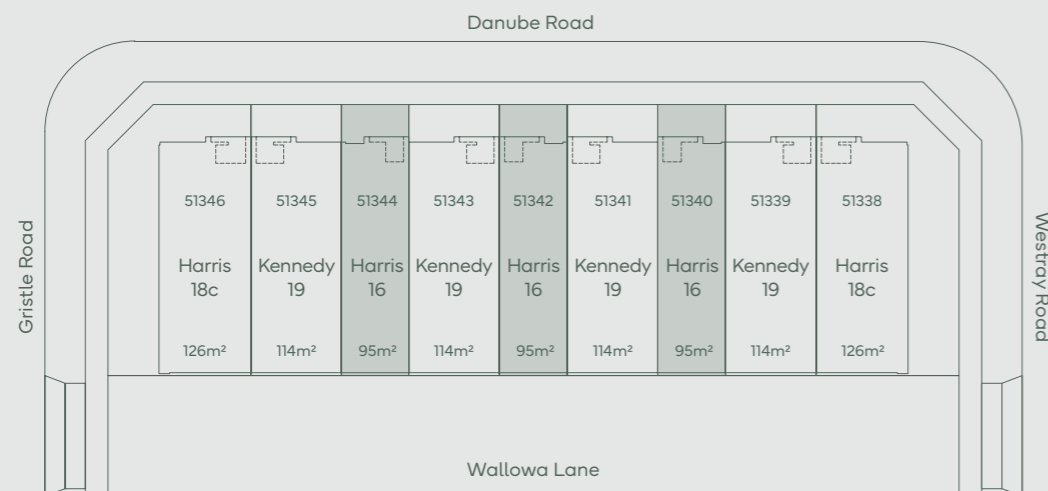
95m² 5m x 18m

ROOM SIZES

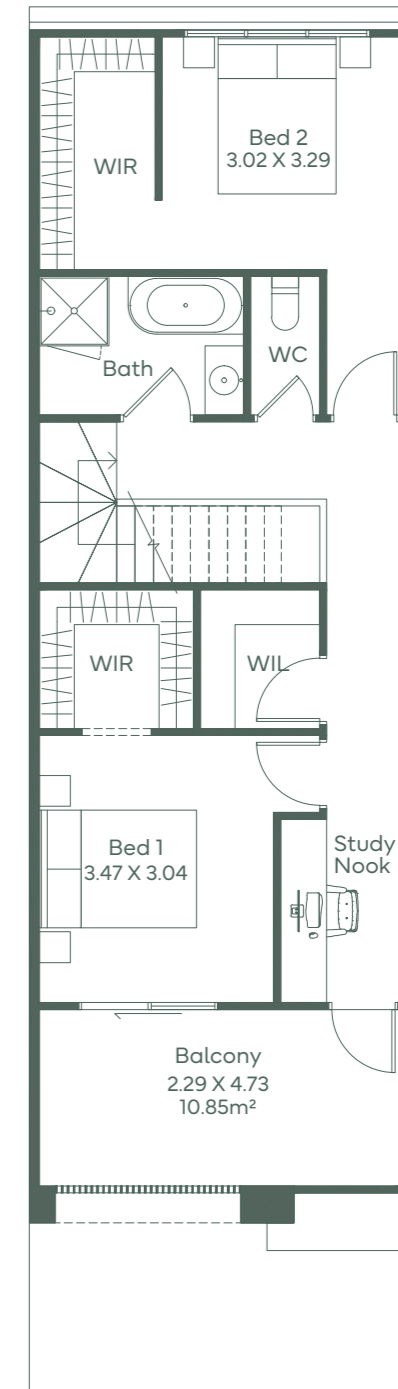
Bedroom 1	3.47 x 3.04
Bedroom 2	3.02 x 3.29
Living	3.14 x 2.84
Dining	2.20 x 3.09
Kitchen	2.40 x 3.44
Garage	6.00 x 4.23

SPECIFICATIONS

Ground floor	43.75m ²
First floor	63.60m ²
Garage	30.95m ²
Porch	1.90m ²
Balcony	10.85m ²
Total internal area	138.30m ²
Total external area	12.75m ²
Total	151.05m² 16.26sq



GROUND FLOOR



FIRST FLOOR

Laundry L Pantry WIP Ensuite ENS Walk in Robe WIR Powder Room PDR





Standard floorplan shown

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Harris 18c

Lots 51338 & 51346

 3
  1
  2.5
  2

LAND SIZE

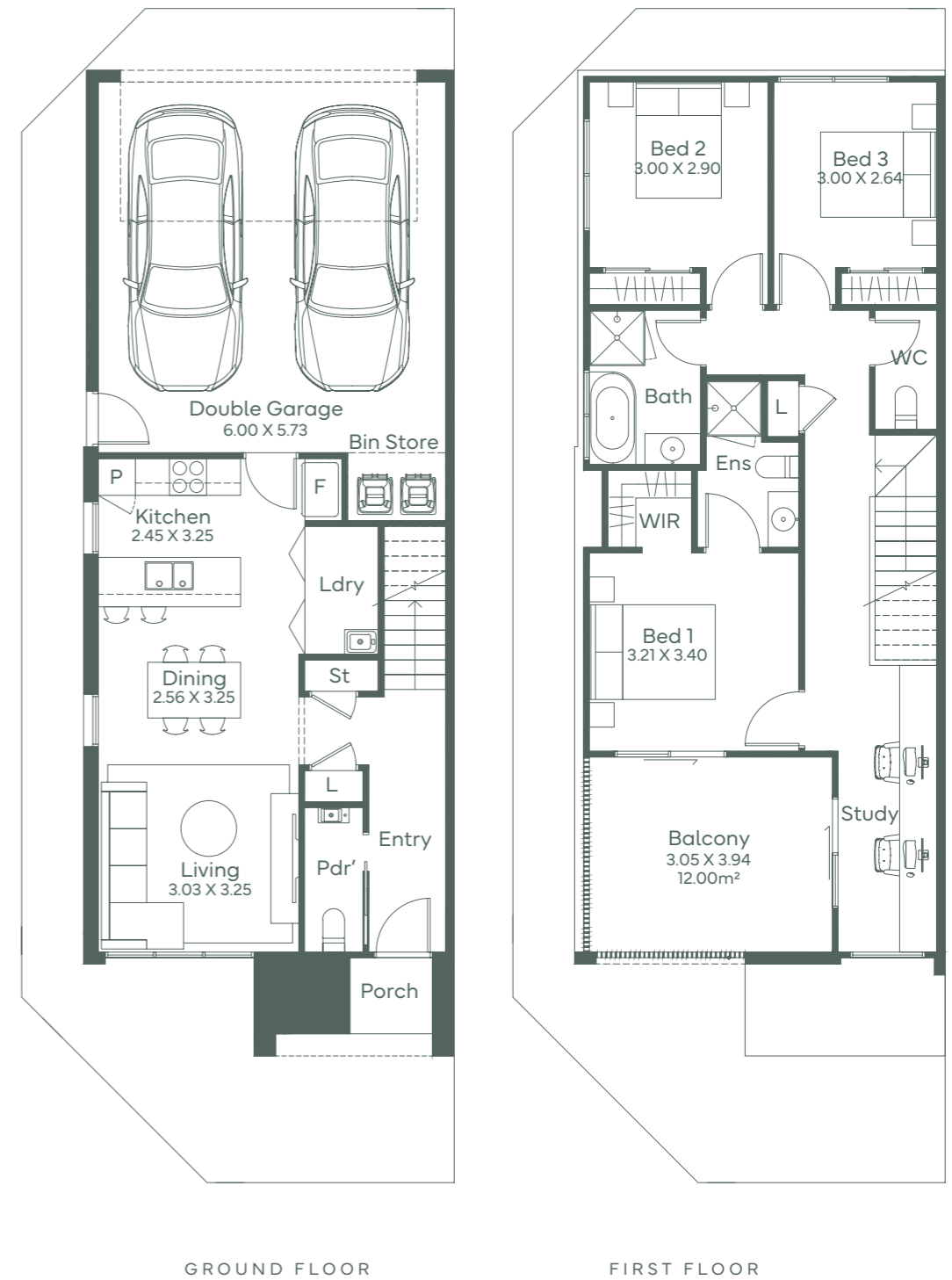
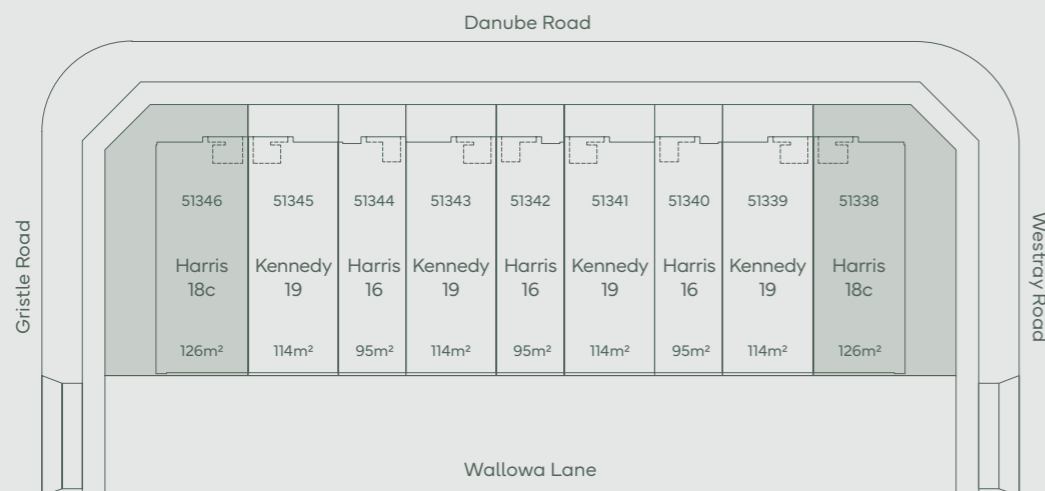
126m² 7m x 9m

ROOM SIZES

Bedroom 1	3.21 x 3.40
Bedroom 2	3.00 x 2.90
Bedroom 3	3.00 x 2.64
Living	3.03 x 3.25
Dining	2.56 x 3.25
Kitchen	2.45 x 3.25
Garage	6.00 x 5.73

SPECIFICATIONS

Ground floor	47.15m ²
First floor	70.00m ²
Garage	38.75m ²
Porch	1.65m ²
Balcony	12.45m ²
Total internal area	155.90m ²
Total external area	14.10m ²
Total	170.00m² 18.30sq



Laundry L Pantry WIP Ensuite ENS Walk in Robe WIR Powder Room PDR

Standard floorplan shown

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Inclusions

Simonds Homes reserves the right to substitute similar products to those referred to in this inclusion list should an item not be available.

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 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) Site Specific
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KITCHEN

Appliances	600mm stainless steel electric under-bench oven & induction cooktop 600mm concealed rangehood Freestanding stainless steel dishwasher
Sink	Stainless steel sink inset
Materials	20mm Reconstituted stone benchtop Laminex melamine cabinetry with square-edge doors & panels Overhead cabinetry as per standard drawings Soft-close to drawers Ceramic tiled splashback Builder's range cabinetry handles
Tapware	Chrome mixer tap

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
Tapware	Single lever tapware, shower rail & bath outlet
Fixtures	Towel hook, single or double towel rail & toilet roll holder
Mirrors	Polished edge mirrors above vanity
Exhaust Fan	Externally ducted exhaust fans with draft stoppers

Benchtops	20mm Reconstituted stone benchtop to Bathroom and Ensuite (design-specific) Builder's range cabinetry handles
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 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)
Tiles	Ceramic floor tiles to wet areas nominated rooms (refer to standard plans for locations)

WINDOWS & EXTERNAL DOORS

Doors	Painted feature entry door with clear glazing (design specific)
Windows	Aluminium glazed windows & doors with keyed locks (7-star rating)
Fittings	Double cylinder deadbolt with lever handle to entry
Flyscreens	Flyscreens to all openable windows

GARAGE

Doors	Powder-coated motorised sectional door with 2 remote controls & wall unit Keyed knob handle to external Garage Door Internal Access Door (design specific)
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INSULATION

Energy Rating	Meets 7-star energy requirements
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CEILING

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

EXTERNAL

Façade	Façade as per approved architectural drawings
Bricks	Builders range bricks as per colour palette
Concrete	Coloured 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)
Clothline	Fold down, post mount or wall mount as per design requirements

INTERNAL

Stairs	Carpeted MDF treads & risers with painted handrail
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HOT WATER SERVICE

Hot Water	Electric heat pump (design-specific)
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ROOFING

Roof	COLORBOND® steel
Fascia & Gutter	COLORBOND® steel

FIXTURES & FITTINGS

Fittings	Lever passage sets & handles
Skirting	67x18mm skirtings & architraves Tiled skirtings in wet areas
Door	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 (master bedroom only)
Blinds	Single roller blinds with silver base bar to all windows (excluding highlight windows and wet areas)

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	5kw split system to Living Area
Bedrooms	2.5kw split system to Master Bedroom Panel heating to remaining 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. Please discuss with your New Home Specialist if connection to natural gas is unavailable
External Tap	2 x external taps
Fibre Optics	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)



Colour Schemes

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

Haven



Umber



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



Why buy a townhome by Simonds?

Award-winning thinking, built for real life.

We've been shaping how Australia homes since 1949, delivering thoughtfully designed, quality-built homes for every stage of life. With a proud legacy spanning over 75 years, Simonds continues to lead the way in creating spaces where families can thrive — blending innovative design, practical living, and trusted craftsmanship across communities in Victoria, Queensland, and South Australia.

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.



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 Guarantee¹, 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.



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Scan for more information
visit [simonds.com.au](https://www.simonds.com.au)

^T&Cs apply and exclusions apply. Speak to a Sales Professional for specific lot details. See website for full T&Cs. All images are for illustration purposes only.
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