

Alamora

— TOWNHOMES



Welcome to Alamora - a thriving community in Melbourne's west

Nestled in the popular suburb of Tarneit, just 30kms from Melbourne's CBD and 45kms from the coastal charm of Geelong, Alamora is a community unlike any other. Beautifully considered streetscapes, community-focused amenities and a genuine atmosphere of belonging make this one of Melbourne's most exciting places to call home. And now, Simonds Homes is proud to introduce an exclusive release of 2 and 4-bedroom turnkey townhomes to this exceptional community.



Alamora is one of those communities that truly has it all. Day-to-day convenience is well catered for, with supermarkets, schools and transport all within easy reach. A short drive away sits the vibrant hub of Werribee — home to its popular shopping plaza, open range zoo and the beautiful Werribee Mansion Rose Garden — while further west, the picturesque Bellarine Peninsula and the coastal drawcards of Geelong and Torquay await, perfect for easy weekend adventures. Secure your place now and become part of a flourishing community designed with the future in mind.

ALAMORA
Tarneit

Artist's Impression

Club Alamora

Come home to Club Alamora and discover why Alamora is the best place to live in Tarneit. Club Alamora is Alamora's state-of-the-art social and leisure hub, exclusively to Alamora residents. Club Alamora features first-class facilities and recreational spaces including a café, pools, gym, multi-use court, function room, meeting spaces, parents' room and more.





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

Developed by Villawood Properties, a leading developer who has already given more than 4,000 families a place to call home in the Wyndham area, Alamora represents the very best of master-planned community living in Melbourne's west. In partnership with Villawood Properties, this exclusive Simonds townhome release delivers intelligent design, timeless style and enhanced liveability in one of Melbourne's most promising growth corridors.





Be part of the future of Melbourne's west

Whether you're stepping onto the property ladder for the first time, right-sizing your space or investing in Melbourne's expanding west, Alamora offers the opportunity to become part of an ever-evolving neighbourhood with future-focused amenities and strong long-term potential.

Your ten minute neighbourhood

Perfectly positioned within reach of Werribee, Hoppers Crossing and Wyndham Vale, Alamora places you at the heart of something new and exciting — while keeping you firmly connected to the established neighbourhoods and amenities of Melbourne's west.



Shopping and amenities

Riverdale Village Shopping Centre, Tarneit Central and Pacific Werribee are all close by, offering easy access to established amenities, ready to cover your everyday essentials. Plus a future town centre is proposed just a stone's throw north of this release.



Education

Families are well served with a strong range of education options at every stage. Karwan Primary School and Brinbeal Secondary College are both established within the area, while Dianella Community Centre offers kindergarten and maternal and child health services. With future childcare and education facilities also proposed for the Alamora community, the options will only continue to grow.



Community and green spaces

At the heart of Alamora sits Club Alamora — a residents-only facility featuring swimming pools, a gymnasium, parents retreat, function spaces, a café and much more. Feronia Avenue Park provides a wonderful playground and gathering space for families, while Werribee Open Range Zoo and Werribee River Park are just a short drive away. Adding to the community's natural beauty, the tranquil Alamora waterway, set to feature lush planting, public art and winding footpaths, is currently under construction.



Transport

Tarneit West station, scheduled to open in 2026, is only a 4 minute drive away, offering easy and convenient access to Melbourne's CBD and surrounding suburbs — making the daily commute effortless.



Masterplan supplied for the purpose of providing an impression of Location 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).



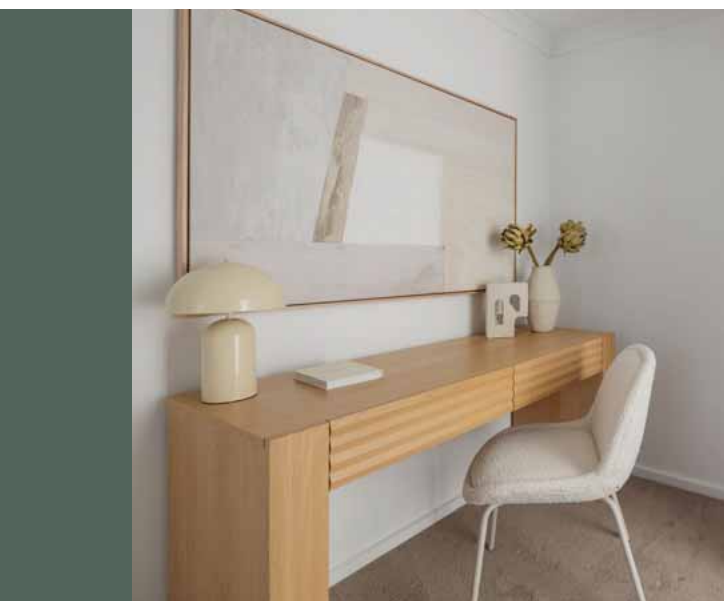
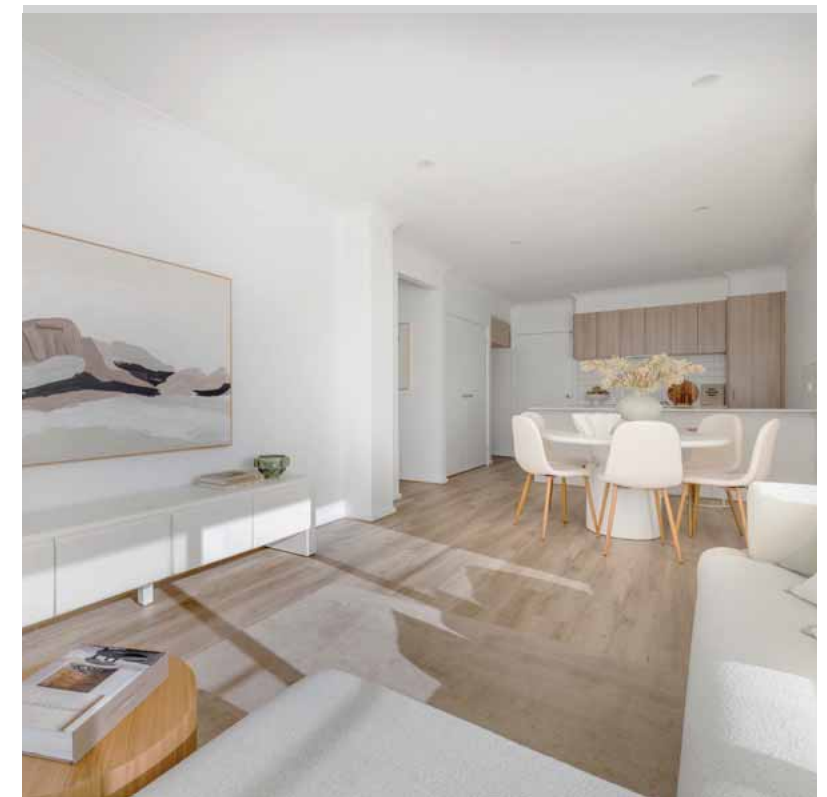
Introducing The Kennedy

Designed across two spacious levels, the Kennedy delivers contemporary living with a genuine focus on comfort, functionality and low-maintenance ease. Intelligent zoning, quality finishes and a considered approach to everyday life make this a home that works beautifully — whatever your stage of life.

Choose from two or four-bedroom layouts, with both options featuring a beautifully appointed master suite complete with its own private balcony — the perfect retreat at the end of the day. Downstairs, a light-filled open-plan kitchen, living and dining area forms the heart of the home, creating a welcoming and versatile space for everyday living and effortless entertaining. Secure internal garage access adds an extra layer of convenience and peace of mind.

Whether you're a couple looking for a stylish, low-maintenance home, a growing family in need of space and flexibility, or an investor seeking strong lifestyle and rental appeal — the Kennedy delivers on every level.





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.

In the Kennedy 19, 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, bin storage and a Euro-style laundry, conveniently positioned near the rear-loaded double garage with internal access.

Kennedy 14

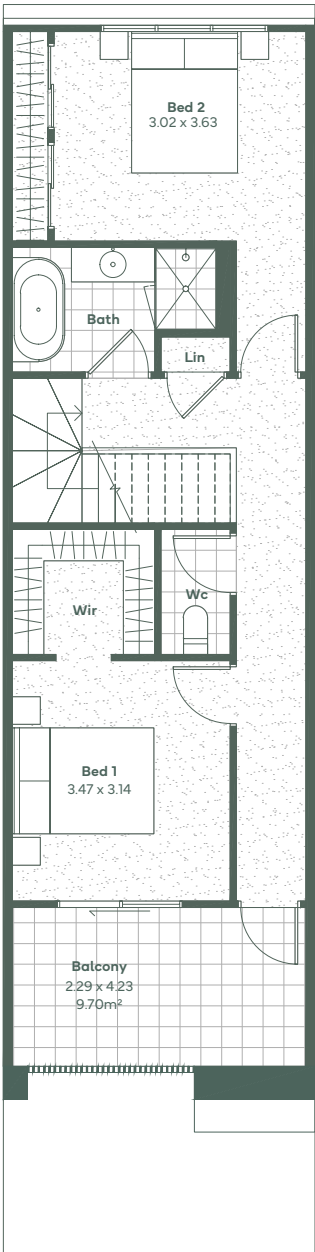
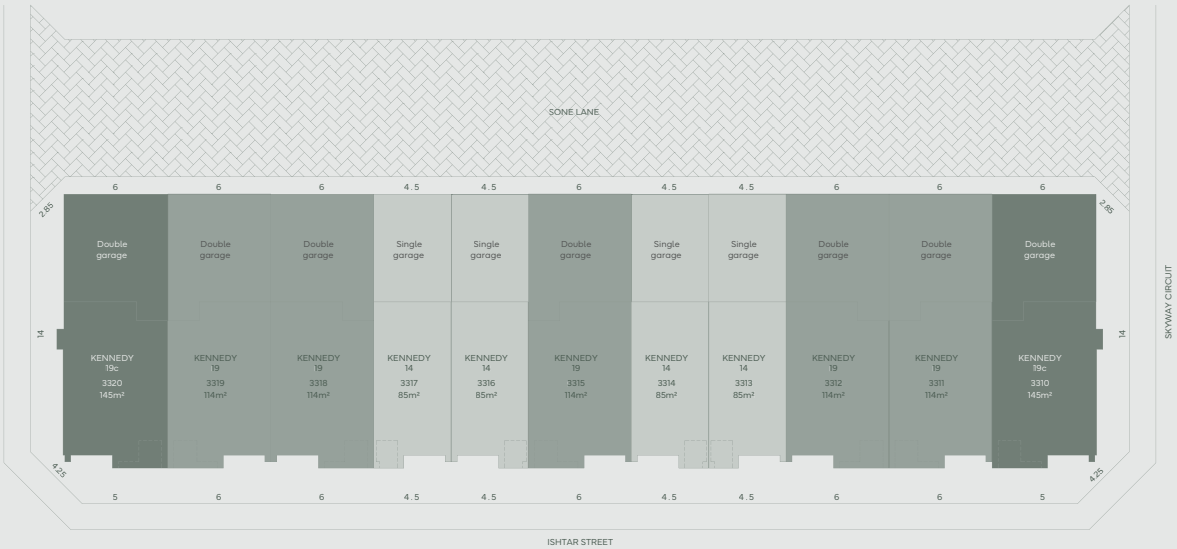
Lots 3313-3314, 3316-3317

2 1.5 1

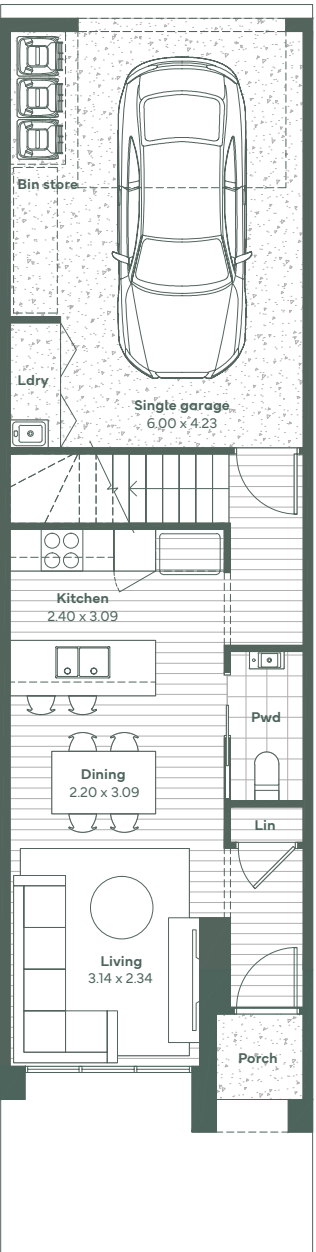
LAND SIZE
85.0m² 4.50m x 19.0m

ROOM SIZES	
Bedroom 1	3.47m x 3.14m
Bedroom 2	3.02m x 3.63m
Living	3.14m x 2.34m
Dining	2.20m x 3.09m
Kitchen	2.40m x 3.09m
Balcony	2.29m x 4.23m
Garage	6.00m x 4.23m

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



GROUND FLOOR



FIRST FLOOR

Laundry **Ldry** Water closet **Wc** Ensuite **Ens** Walk in Robe **Wir** Powder Room **Pwd**

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

Lots 3311-3312, 3315, 3318-3319

4 2.5 2

LAND SIZE

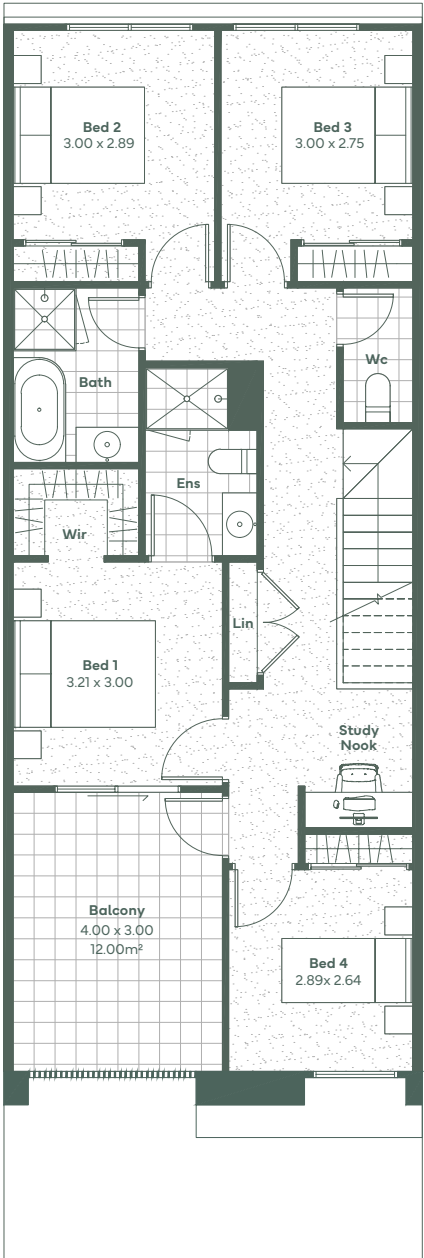
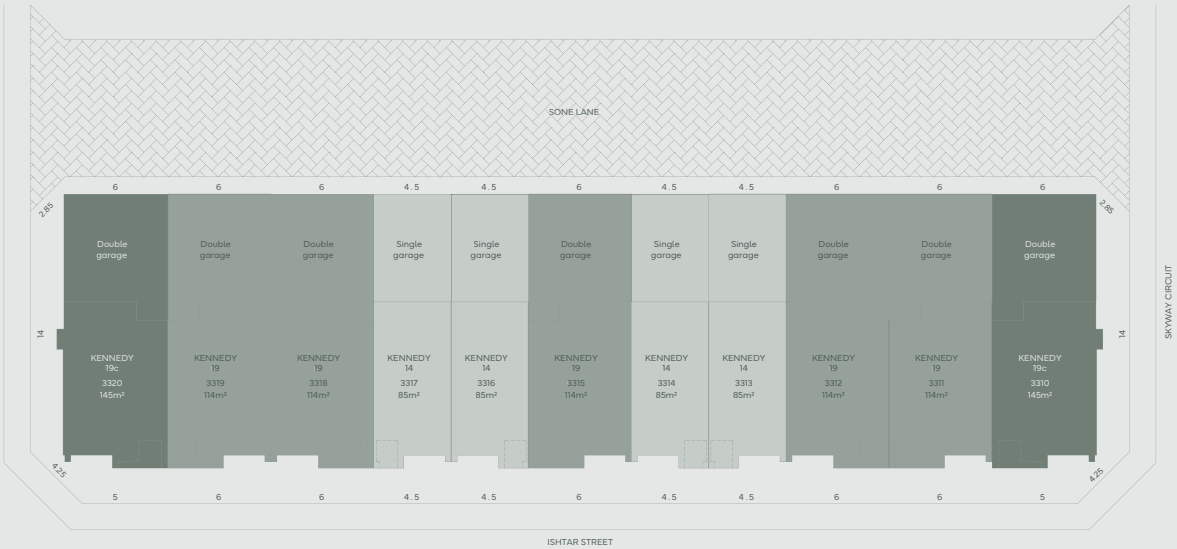
114.0m² 6.0m x 19.0m

ROOM SIZES

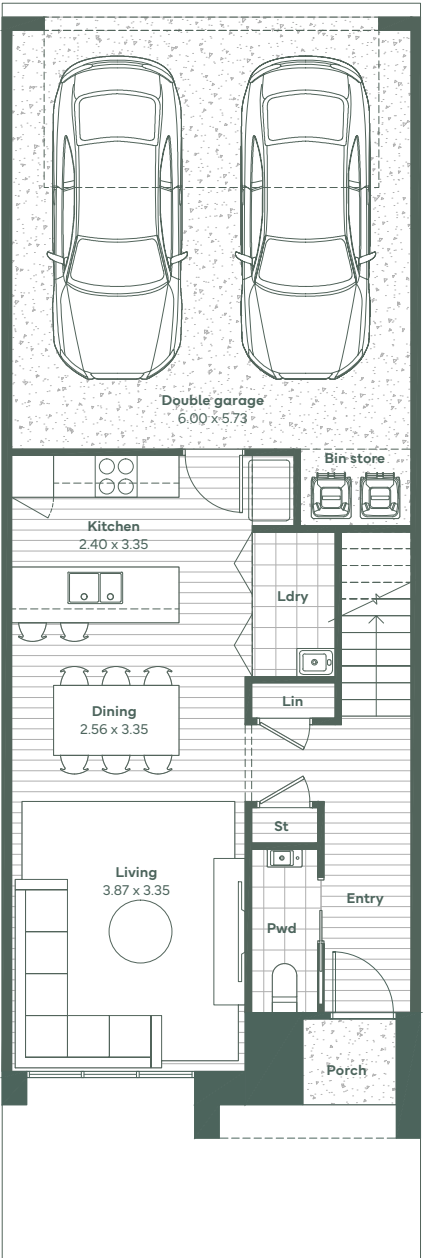
Bedroom 1	3.21m x 3.00m
Bedroom 2	3.00m x 2.89m
Bedroom 3	3.00m x 2.75m
Bedroom 4	2.89m x 2.64m
Living	3.87m x 3.35m
Dining	2.56m x 3.35m
Kitchen	2.40m x 3.35m
Garage	6.00m x 5.73m

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	180.50m ² 19.43sq



GROUND FLOOR



FIRST FLOOR

Laundry **Ldry** Water closet **Wc** Ensuite **Ens** Walk in Robe **Wir** Powder Room **Pwd**

Standard floorplan shown

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Kennedy 19c

Lots 3310 & 3320

4 2.5 2

LAND SIZE

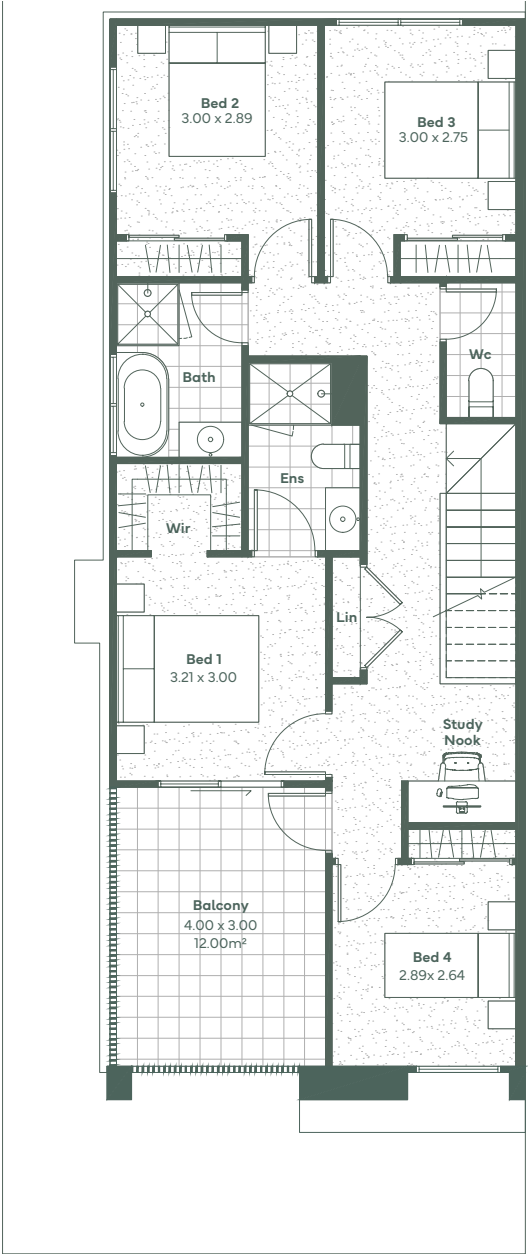
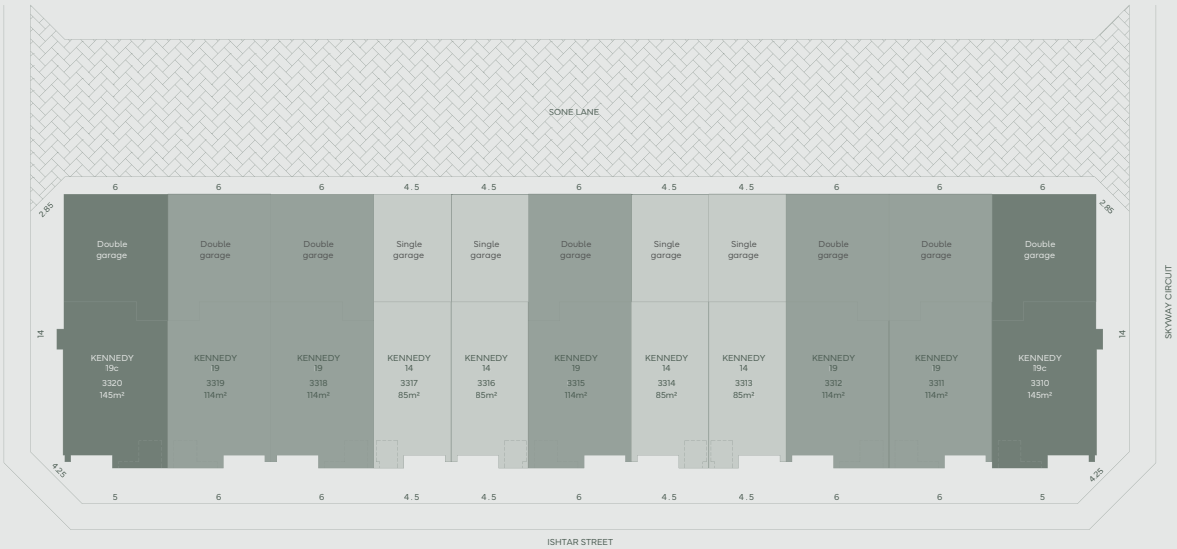
145.0m² 8.0m x 19.0m

ROOM SIZES

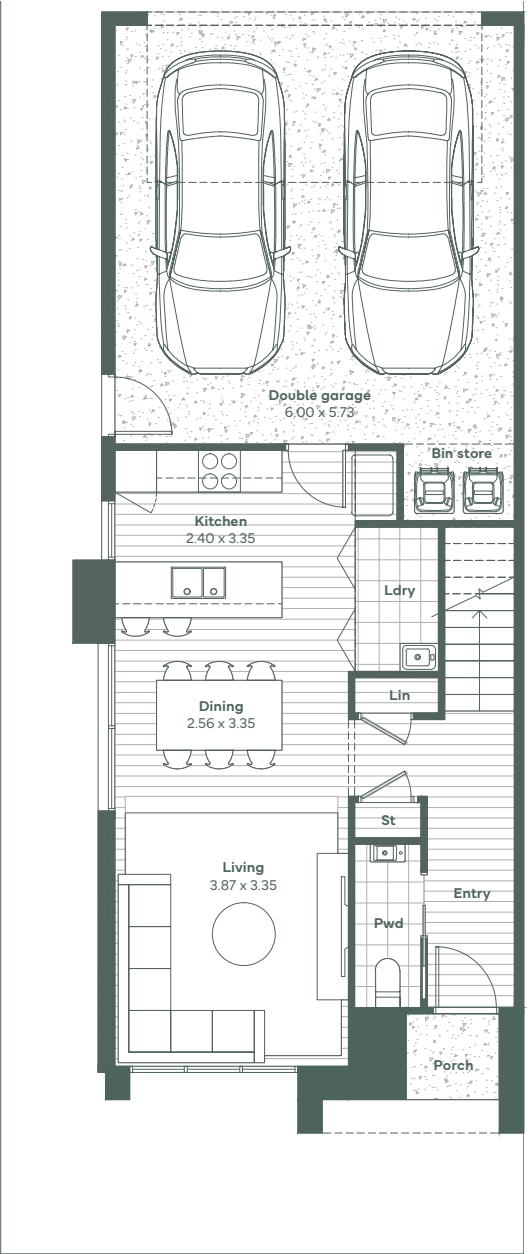
Bedroom 1	3.21m x 3.00m
Bedroom 2	3.00m x 2.89m
Bedroom 3	3.00m x 2.75m
Bedroom 4	2.89m x 2.64m
Living	3.87m x 3.35m
Dining	2.56m x 3.35m
Kitchen	2.40m x 3.35m
Balcony	4.00m x 3.00m
Garage	6.00m x 5.73m

SPECIFICATIONS

Ground floor	50.90m ²
First floor	77.30m ²
Garage	39.35m ²
Porch	1.65m ²
Balcony	12.00m ²
Total internal area	167.55m ²
Total external area	13.65m ²
Total	181.20m ² 19.50sq



GROUND FLOOR



FIRST FLOOR

Laundry **Ldry** Water closet **Wc** Ensuite **Ens** Walk in Robe **Wir** Powder Room **Pwd**

Standard floorplan shown

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Inclusions

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

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
Flyscreens	Flyscreens to all openable windows to entry

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)

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.

Artists Impression

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.



Shannon Playnsek

Sales Consultant - Medium Density
shannon.playnsek@simonds.com.au
0438 612 434



Scan for more information
visit 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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