



SIMONDS

Find your place at Cloverton

Coronation Walk

Experience modern living at its finest in a community designed for you.

Nestled in the vibrant heart of Cloverton, our exclusive townhome development offers 11 beautifully crafted homes. Ranging from 3 to 4 bedrooms, our townhomes at Cloverton seamlessly combine comfort and style to meet your every need.







Why buy a townhome with Simonds?

✓ **Fixed Price Contracts**

No hidden fees, no surprises

✓ **Locked-In Completion Dates**

Move in when we promise

✓ **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 contemporary living solution

✓ **Low Maintenance**

Practical designs with thoughtful landscaping, creating less work 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!



→ Rise and shine for an early morning walk on the Merri Creek Trail

Welcome to Coronation Walk



Grab coffee at
the local Dwyer
Street cafe



Catch transport
with ease, with
Donnybrook
station 2 min away



Watch the kids
play on one of
the seven parks



Enjoy the ultimate
convenience of
Cloverton's Kallo
Town Centre

With everything you need and more on your doorstep

Stockland's vibrant Cloverton community is Victoria's largest masterplanned neighbourhood. Located just 38 km north of Melbourne's CBD, Cloverton is brimming with amenities, including four beautiful parks, a cosy café and a town centre, all connected by safe walking and cycling paths. With over 80 hectares of open space along Merri Creek, there's plenty of room to stay active.

Plus, the Donnybrook Train Station and easy access to the Hume Freeway make getting around a breeze.

✓ Medical

A range of medical facilities are just a short drive away to meet all your family's healthcare needs.

✓ Retail & shopping

Enjoy the convenience of Cloverton's Kalko Town Centre, which features a Woolworths supermarket and various shops for all your everyday essentials.

✓ Schools & childcare

Your family's education is well taken care of with three schools and an early childcare centre already open, and another five schools on the way.

✓ Transport

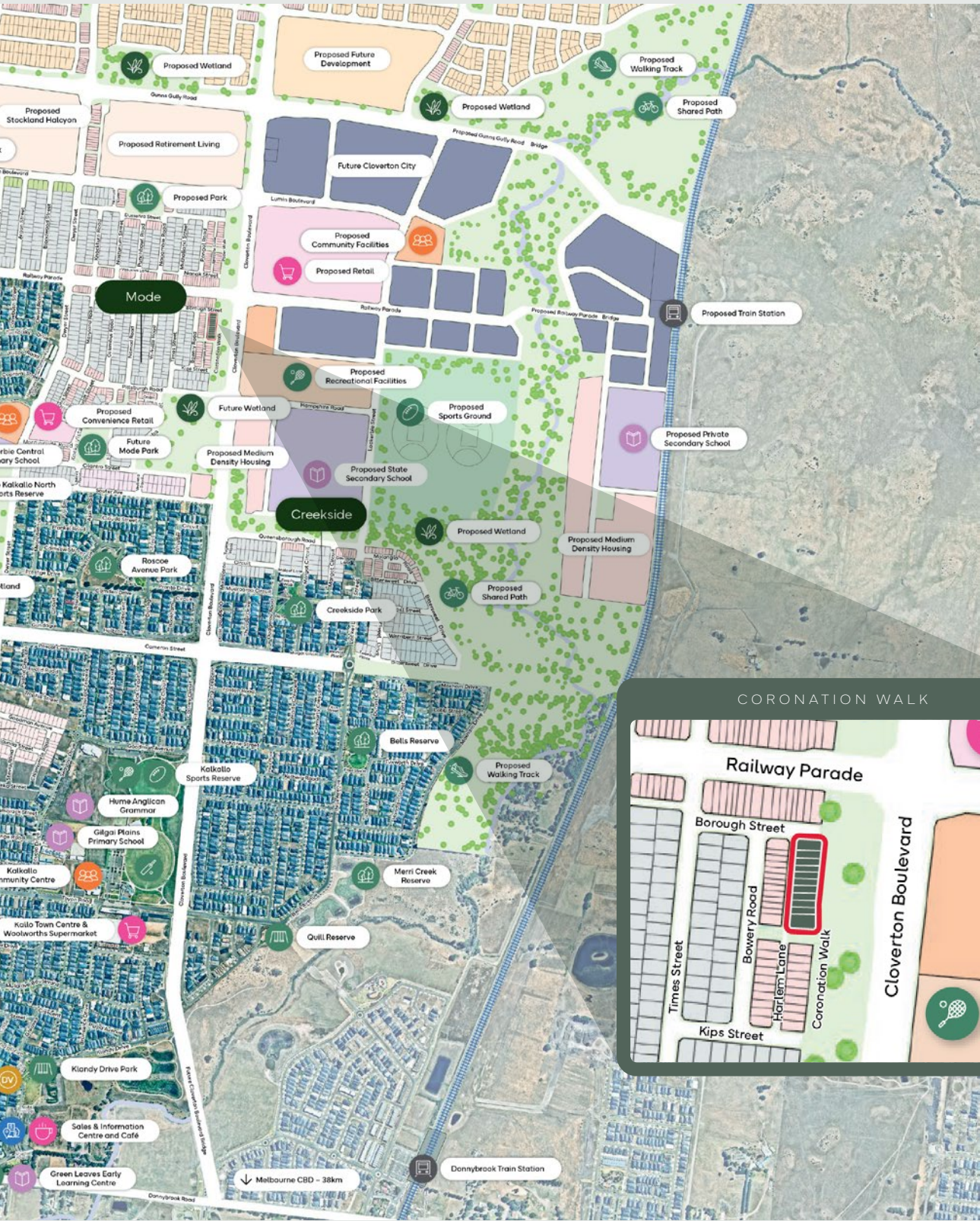
Stay connected with the Donnybrook Train Station just 2 minutes away. Additionally, a future train station is planned within Cloverton.

✓ Parks, playgrounds & open spaces

Embrace the outdoors with 80 hectares of open space, seven parks, playing fields, a tennis court, and a dog park, making Cloverton perfect for active families.



TOWNHOMES ——— CLOVERTON








This map is provided solely for the purpose of providing an impression of the development called "Cloverton", as well as the approximate location for existing and proposed facilities, amenities, services or destinations, and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. Stockland makes no representations and gives no warranties about the future developmental potential of the site, or the current or future location or existence of any facilities, amenities, services or destinations. All images and statements are based on information available to, and the intention of, Stockland at the time of creation of this map (January 2024) and may change due to future circumstances. This map is not a legally binding obligation or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this brochure or its contents.

Explore our townhomes





Our townhomes are modern and adaptable, meticulously crafted for ideal living. Our designs include an open-plan kitchen, living, and dining space, enhanced by roomy bedrooms, a private balcony and a secure garage to meet all your needs.

					
Kennedy 19	3	2	2.5	2	1
Kennedy 19 Corner 1	3	2	2.5	2	1
Kennedy 19 Corner 2	4	2	2.5	2	-

Internal colour schemes

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

Serenity



Lustre



Inclusions

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

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 and gas cooktop 600mm stainless steel externally ducted canopy rangehood Freestanding stainless-steel dishwasher
Sink	Undermount stainless steel sink
Materials	20mm Caesarstone arris edge benchtop (mineral crystalline silica-free surface) Laminex melamine square edge doors and panels to fully lined cabinetry Overhead cabinetry to kitchen as per standard drawings Ceramic tiled splashback
Tapware	Alder solid brass mixer tap in chrome finish
Other	Capped water to fridge space

BATHROOM & ENSUITE

Basin	Clark semi-inset seamless vitreous china hand basin
Bath	Decina acrylic set-in bath
Shower	Semi framed 1870mm high clear glass pivot shower doors with ceramic tiled shower base
Toilet	Stylus dual flush vitreous china close coupled toilet suite and enclosed trap
Tapware	Alder single lever tapware, shower rail and wall bath outlet Alder single towel rail and toilet roll holder in chrome finish
Fixtures	Alder single towel rail and toilet roll holder in chrome finish
Materials	Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout
Mirrors	Polished edge mirrors above vanity
Exhaust Fan	Externally ducted exhaust fans including self-sealing air flow draft stoppers
Materials	Caesarstone benchtop with 20mm arris edge detail to standard bathroom and ensuite (mineral crystalline silica-free surface)

Ceramic tiled niche to bathroom & ensuite showers

1500mm Decina Cool Freestanding Bath in white

LAUNDRY

Trough	Freestanding laundry trough with cabinet and chrome mixer
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GARAGE

Door	COLORBOND® motorised sectional garage door, including 2 remote control units & 1 wall unit
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CEILINGS

Double Storey	2590mm high ceilings to ground floor and 2440mm to first floor
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WINDOWS & EXTERNAL DOORS

Door	Feature entry door in paint-grade finish, with clear glazing
Windows	Dowell sliding aluminium glazed windows and doors in accordance with 7-star energy rating including keyed locks
Fittings	Entrance set to front entry door Provide double cylinder pull handle Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable)
Flyscreen	Aluminium mesh flyscreens to all openable windows and external sliding doors

FLOOR COVERINGS

Carpet	Category 2 carpet to nominated rooms (refer standard plans for locations)
Flooring	Laminated timber grain flooring to nominated rooms (refer standard plans for locations)

NCC 2022 REQUIREMENTS

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

INSULATION

Energy Rating	Insulation requirements to meet 7-star Energy Requirements
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EXTERNAL

Façade	Façade as per approved architectural drawings
Bricks	Austral builders range bricks to dwelling as per included colour palette
Concrete	Concrete finish to porch floor (where applicable) Coloured reinforced concrete driveway & path
Landscaping	Full front & rear landscaping (refer to plans)
Letterbox	As per developer guidelines
Fence	Fixed fencing to all boundaries to developer's requirements (refer to plans)

STAIRS

Stairs	Carpeted MDF treads and MDF risers with painted handrail Storage space under stairs (design specific)
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HOT WATER SERVICE

Solar Heater	Rheem 160 litre solar water heater with continuous flow booster. Please note: Solar collector panel and storage tank positioned at the builders discretion
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ROOFING

Roof	COLORBOND® metal roof
Fascia & Gutter	COLORBOND® fascia and gutter

FIXING

Fittings	Gainsborough lever passage sets and pull handles
Skirtings	67x12mm skirtings and architraves to dwelling and garage
Doors	Flush panel internal doors with door stops and chrome hinges
Robes	Single melamine shelf and hanging rail to robes Sliding doors to robes – aluminium framed with vinyl coating doors suit built in robes 4 drawers to WIR

PAINT & PLASTER

Internal Walls	Haymes 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage)
Internal Doors	Haymes semi-gloss paint to internal timberwork and doors
Ceilings	Haymes flat acrylic to ceilings
Cornice	75mm cove plaster cornice

HEATING & COOLING

Living & Master	Split system (5kw) to living and master bedroom
Bedrooms	Heating panels to all other bedrooms

ELECTRICAL

Points & Switches	Double power points and downlights as per standard electric layout
Smoke Detectors	Smoke detectors interlinked to comply with AS3786
Lights	Wall light to staircase
External Lights	External light point as per standard electric layout Waterproof motion sensor to external light point
TV & Data	One telephone point & TV point to master bedroom & family room TV antenna Data point - cat 6 data point

SERVICES - CONNECTIONS

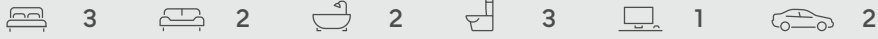
Inclusions	Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment
Exclusions	Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your New Home Specialist if connection to natural gas is unavailable
External Tap	External tap

STRUCTURAL

Frame	90mm structural pine wall framing and pine truss roof
Guarantee	Lifetime Structural Guarantee. Please refer to our website for full terms and conditions

Kennedy 19

CORNER



Land Size

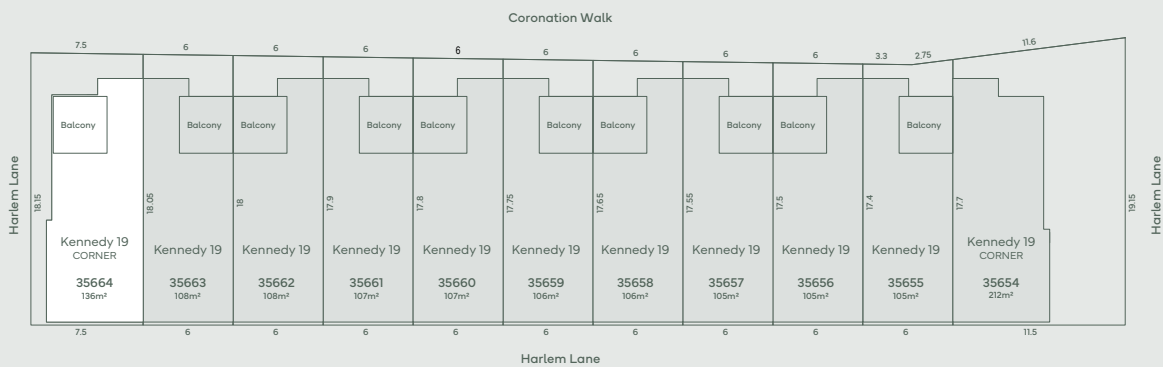
136m² 7.5m (W) x 18.5m (L)

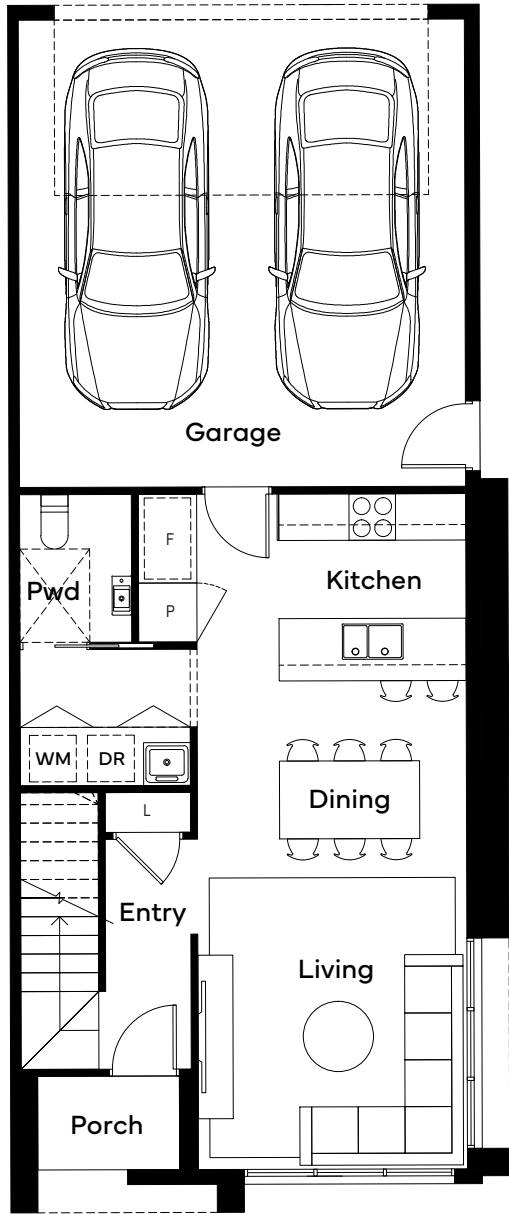
Room Sizes

Bedroom 1	3.56 x 2.75
Bedroom 2	2.80 x 2.89
Bedroom 3	2.80 x 2.75
Lounge	2.70 x 2.89
Living	3.74 x 3.46
Dining	2.53 x 3.46
Kitchen	2.40 x 4.34
Garage	6.00 x 5.73

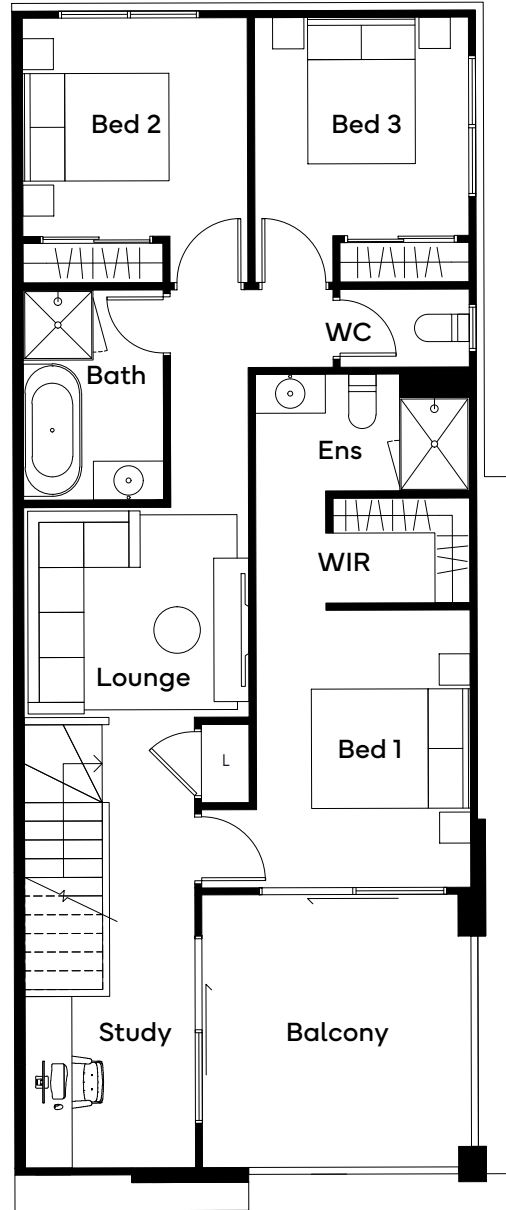
Specifications

Ground floor	51.15m ²
First floor	76.25m ²
Balcony	12.10m ²
Garage	37.50m ²
Total internal area	164.90m ²
Total external area	14.30m ²
Total	179.20m² 19.29sq





GROUND FLOOR



FIRST FLOOR






Legend

Linen	L	Pantry	P	Fridge	F	Shelves	SH	Storage	ST	Washing Machine	WM	Dryer	DR
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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

 3
  2
  2
  3
  1
  2

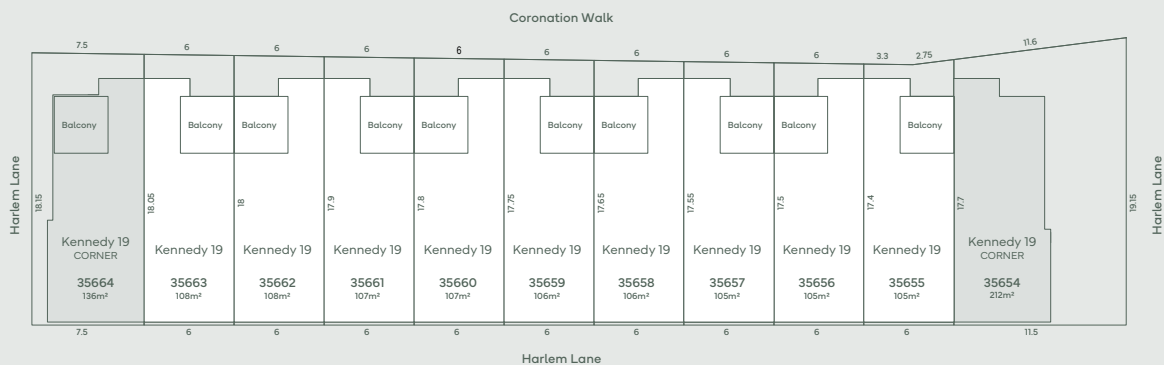
Land Size
 105m² – 108m² 6m (W) x 17.4–18.5m (L)

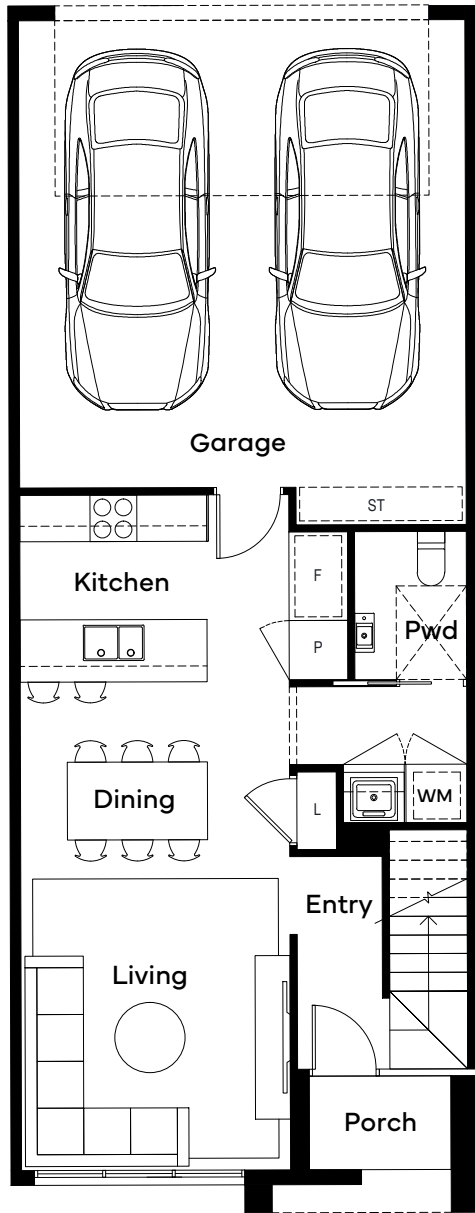
Room Sizes

Bedroom 1	3.56 x 2.75
Bedroom 2	2.80 x 2.89
Bedroom 3	2.80 x 2.75
Lounge	2.70 x 2.89
Living	3.74 x 3.46
Dining	2.53 x 3.46
Kitchen	2.40 x 4.34
Balcony	3.50 x 3.46
Garage	6.00 x 5.73

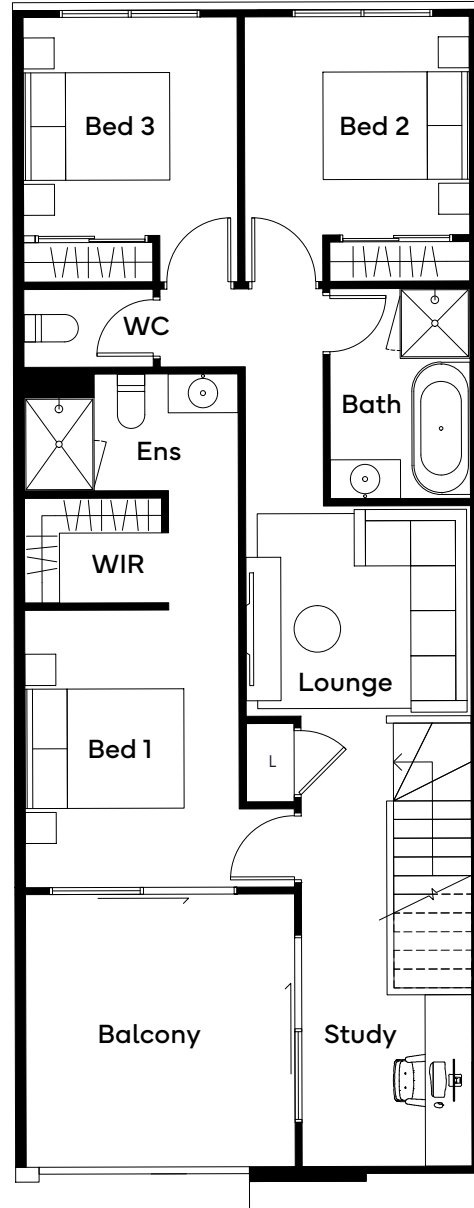
Specifications

Ground floor	49.55m ²
First floor	76.75m ²
Balcony	12.10m ²
Garage	38.25m ²
Total internal area	164.55m ²
Total external area	14.30m ²
Total	178.85m² 19.25sq





GROUND FLOOR



FIRST FLOOR

Legend

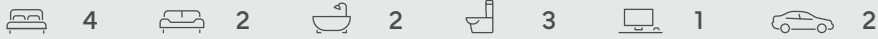
Linen	L	Pantry	P	Fridge	F	Shelves	SH	Storage	ST	Washing Machine	WM	Dryer	DR
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Standard floorplan shown

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Kennedy 19

CORNER



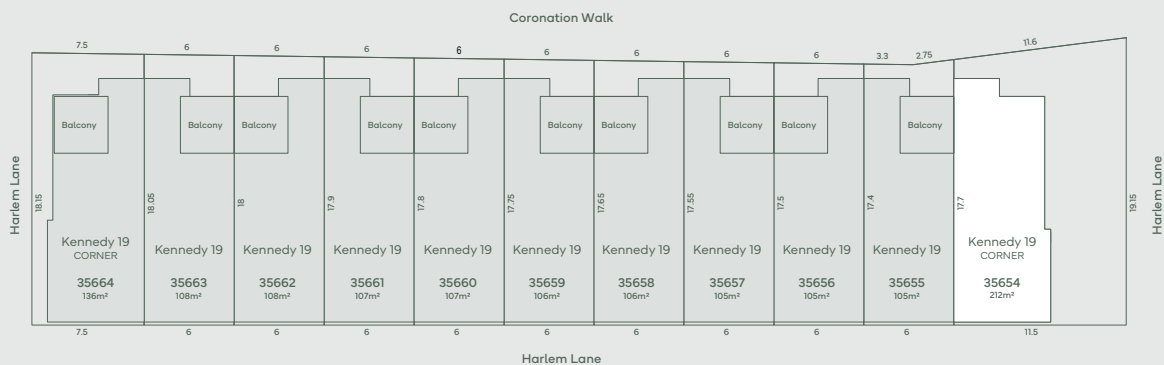
Land Size
212m² 11.5m (W) x 19.5m (L)

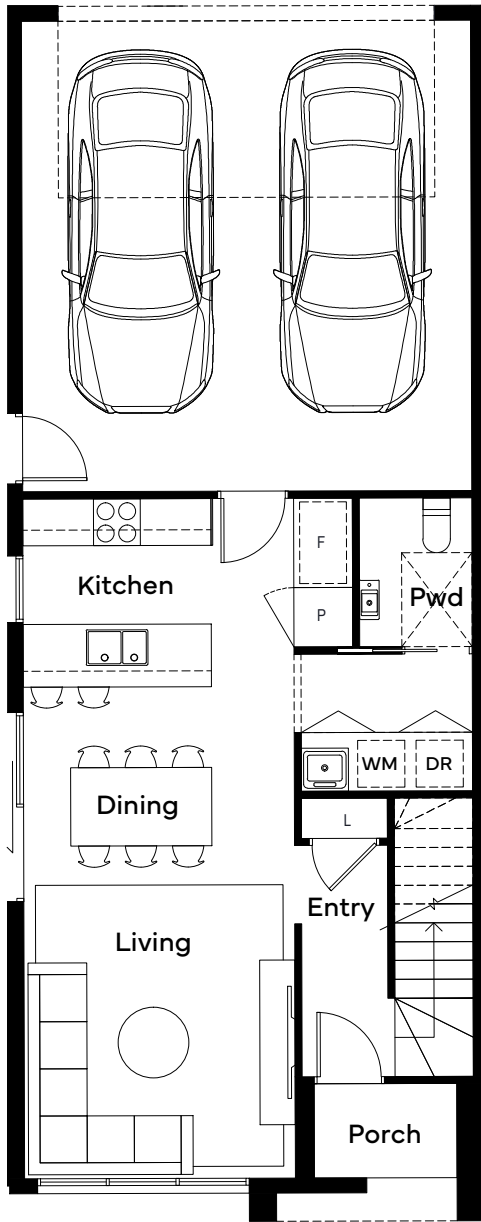
Room Sizes

Bedroom 1	3.51 x 3.36
Bedroom 2	2.80 x 2.89
Bedroom 3	2.80 x 2.75
Bedroom 4	2.80 x 2.75
Lounge	2.70 x 2.89
Living	3.74 x 3.46
Dining	2.53 x 3.46
Kitchen	2.40 x 4.34
Garage	6.00 x 5.73

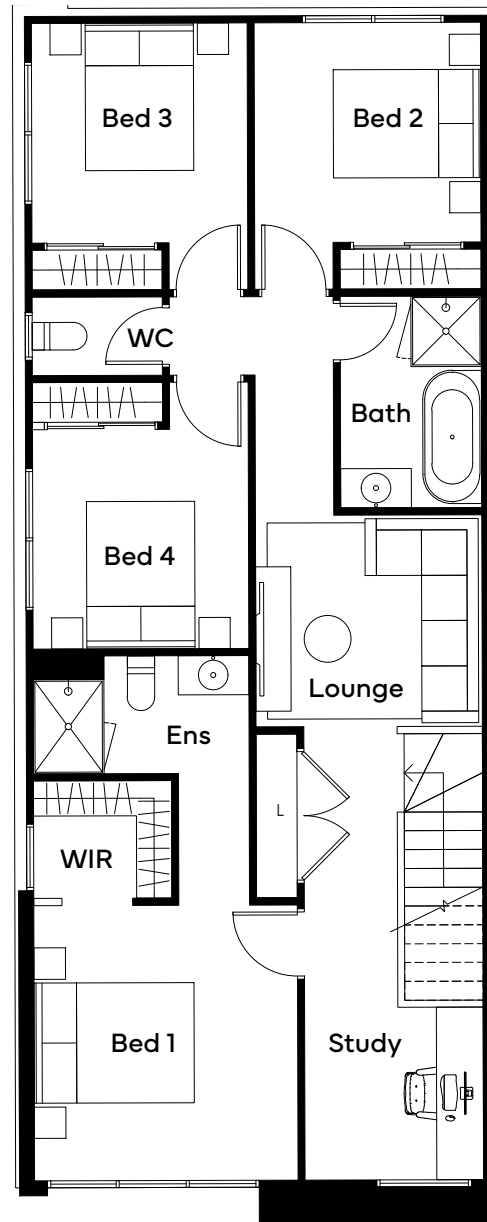
Specifications

Ground floor	51.60m ²
First floor	89.35m ²
Garage	37.80 m ²
Total internal area	178.75m ²
Total external area	2.20m ²
Total	180.95m² 19.48sq





GROUND FLOOR



FIRST FLOOR

Legend

Linen	L	Pantry	P	Fridge	F	Shelves	SH	Storage	ST	Washing Machine	WM	Dryer	DR
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Standard floorplan shown

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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 Build deposit and \$1000 land deposit

Choose the design that best suits your needs! We've got 3-4 bedroom options to choose from so you'll be sure to find a home that best suits your needs.

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!

Practical completion

All your flooring is complete and appliances are in. Certificate of occupancy is issued.

Settlement

Time to enjoy your new home!

5 Handover & support

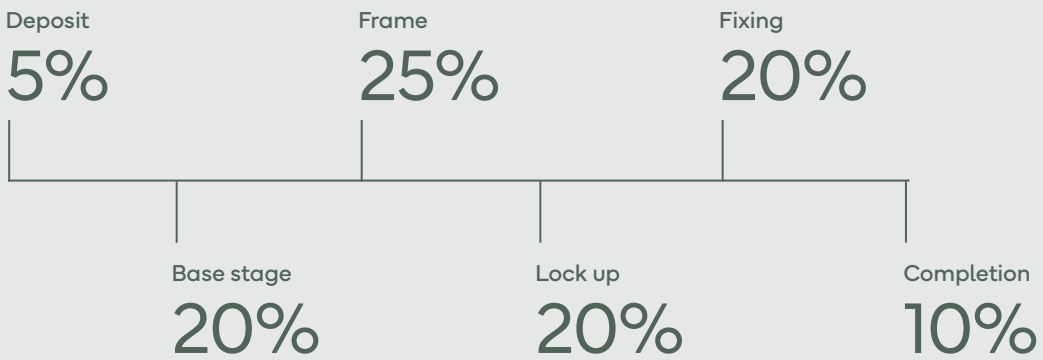
Congratulations on your new home! Now it's time to sit back, relax, and enjoy seeing all of your hard work paid off. With our Lifetime Structural Guarantee, you can rest assured that we'll be with you every step of the way to provide the support you need.

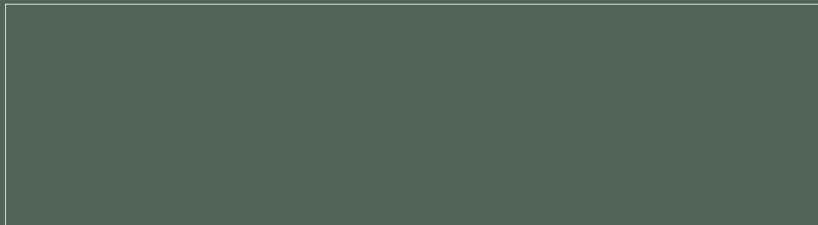




Payments

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





Scan for more information
visit simonds.com.au

^T&Cs apply and exclusions apply. Speak to a Sales Professional for specific lot details. Ends 31 October 2024 at 5:00PM. [See website for full T&Cs.](#)
Simonds Homes Victoria Pty Ltd ACN:050 197 610 - CDB-U 49491 | 5214763738