



Connected living starts in

# Highlands

Artist's Impression

TOWNHOMES

HIGHLANDS



Artists Impression

## Elevate your everyday at Highlands, a vibrant community only 30kms from Melbourne's CBD.

Set within the established Highlands community, our latest release of contemporary 3-4 bedroom townhomes is perfectly positioned overlooking a nature conservation reserve with scenic walking trails, bike paths, playgrounds, quality schools and everyday conveniences — all just moments from your doorstep.

Located only 30km north of Melbourne's CBD, Highlands is a thoughtfully masterplanned neighbourhood by leading developer Stockland. Designed around connection and wellbeing, it brings together green spaces, community hubs, and vibrant local clubs — creating a place where families of all life stages thrive.

Whether you're a first-home buyer, a right-sizer, or a savvy investor seeking long-term value and lifestyle appeal, Highlands offers the perfect foundation for your next chapter. Now is the time to put down roots in one of Melbourne's most sought-after northern postcodes.



Image courtesy of Stockland



Image courtesy of Stockland

# 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<sup>^</sup>

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](http://simonds.com.au) for more details.

<sup>^</sup>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 [srovc.gov.au](http://srovc.gov.au) for more information.

# Welcome to the neighbourhood.

Community built on connection.  
Thriving amenities — today and tomorrow.  
Active lifestyle inspired by the outdoors.



# Discover why so many families choose to call Highlands, Mickleham home.



Located in Melbourne's thriving north, Highlands is a master planned community by Stockland, one of Australia's leading developers. Loved for its welcoming, family-friendly atmosphere, Highlands offers the perfect blend of convenience, connection, and long-term value — making it as rewarding to live in as it is to invest in.

## Shopping and amenities

Craigieburn Village, with its Coles, Liquorland, and local dining options, makes daily errands effortless. You'll find Craigieburn Central and Craigieburn Junction Shopping Centre, Bunnings Warehouse, and a range of medical and dental services — all within the broader Highlands community.

## Education

From early learning through to secondary school, Highlands makes family life easy. With 3 childcare centres, 5 primary schools, and a secondary school located within the community, every stage of your child's education is close to home.

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. September 2025

## Nature and green spaces

Life in Highlands is built around connection — to nature, neighbours, and an active lifestyle. With over 20 parks, cycling and walking trails and modern sports facilities, there's always somewhere to play, explore or simply unwind outdoors.

## Staying connected

Commuting is simple, with Craigieburn Train Station and the Hume Freeway offering easy access to Melbourne's CBD — just under an hour away. Whether you're heading to work or exploring the city, connection is effortless from Highlands.

# At a glance: the Mills

Thoughtfully designed across two spacious levels, the Mills offers a modern layout with quality finishes tailored for comfortable, low-maintenance living.

Available in 3 different floorplans — the Mills 14, Mills 19 and Mills 19c — there's a layout to suit everyone's needs and budgets. Featuring 3-4 bedrooms, 2-3 bathrooms, and rear-loaded single and double garages, the Mills design delivers both functionality and flexibility — perfect for growing families, multi-generational living, or savvy investors looking to maximise rental appeal.

At the heart of the home, a light-filled open-plan living, dining and kitchen area connects seamlessly to a private courtyard, creating the ideal setting for entertaining or unwinding. Upstairs, a generous master suite includes a walk-in robe and ensuite, while a guest bedroom or optional second master bedroom is positioned on the ground floor for added privacy.

## Key features of the Mills design

The spacious kitchen serves as a social hub, with a direct line of sight out to the living and dining. The Mills 19 and 19c floorplans are complemented by a walk-in pantry and additional bench space for everyday ease.

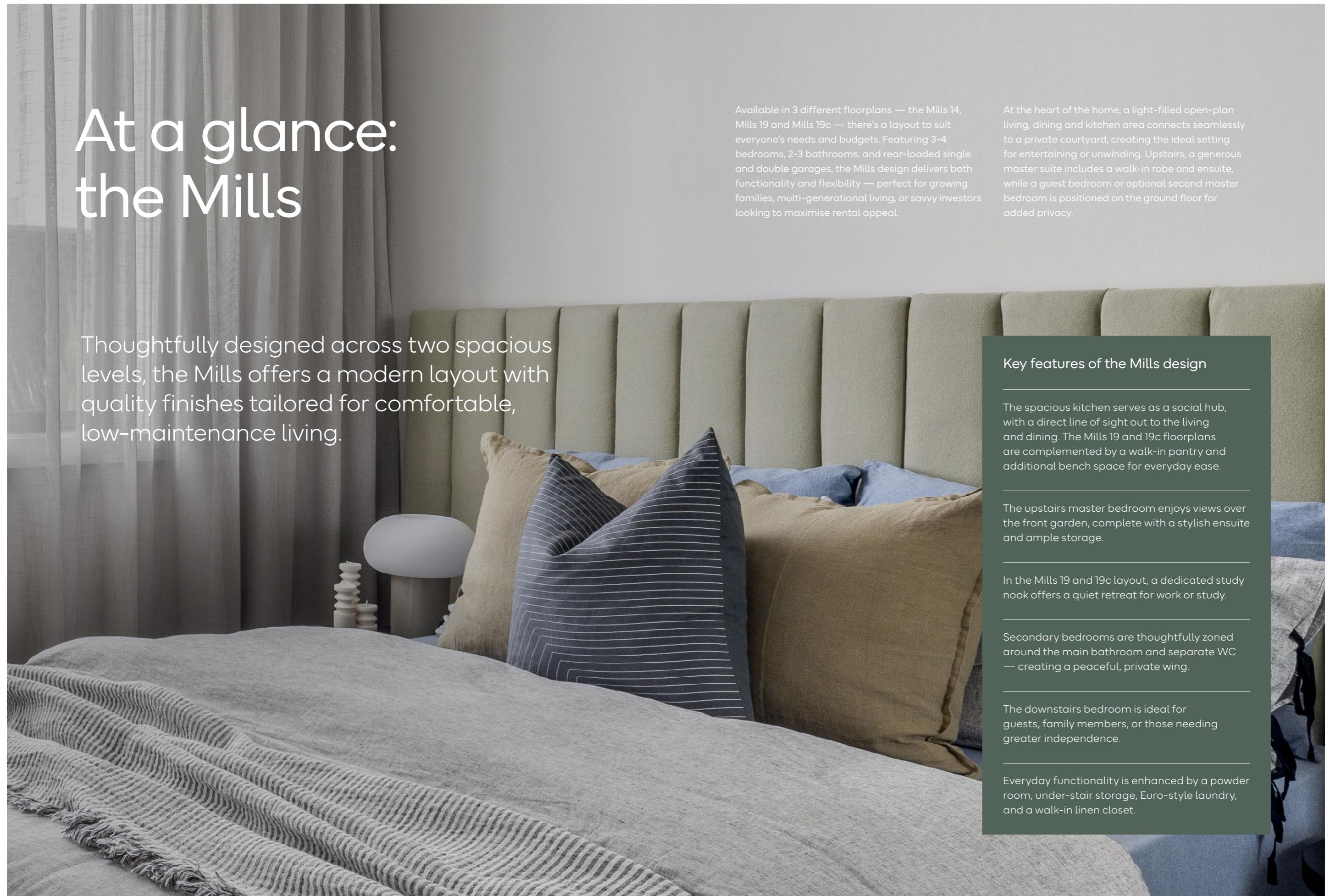
The upstairs master bedroom enjoys views over the front garden, complete with a stylish ensuite and ample storage.

In the Mills 19 and 19c layout, a dedicated study nook offers a quiet retreat for work or study.

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

The downstairs bedroom is ideal for guests, family members, or those needing greater independence.

Everyday functionality is enhanced by a powder room, under-stair storage, Euro-style laundry, and a walk-in linen closet.



# Colour Scheme

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.

# Inclusions

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

## 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 & gas 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

## 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)

## INSULATION

### Energy Rating

Meets 7-star energy requirements

## CEILINGS

### Ground Floor

2590mm high ceilings

### First Floor

2440mm high ceilings

## EXTERNAL

### Facade

Facade as per approved architectural drawings

### Bricks

Builders range bricks as per colour palette

### Concrete

Concrete finish to porch floor (design-specific)

### Landscaping

Coloured reinforced concrete driveway (design-specific)

### 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)

## HOT WATER SERVICE

### Solar Heater

160L solar water heater with continuous flow booster

Solar collector panel & storage tank positioned at builder's discretion

## 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

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

1x Telephone & TV points in Master Bedroom & Family Room  
1x TV antenna & Cat 6 data point

## SERVICES - CONNECTIONS

### Inclusions

Includes connection of water, sewer, telephone conduit & stormwater within allotment  
Connection to underground power & gas (where available)

### 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

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



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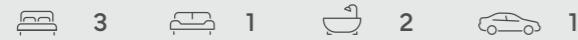
Artists Impression



Artists Impression

# Mills 14

Lot No. 43021-43022



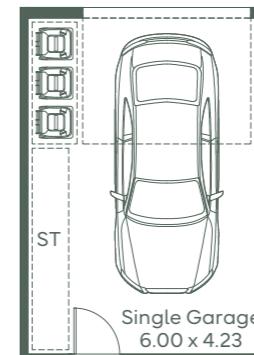
Land Size  
112.5m<sup>2</sup> 4.5m (W) x 25m (L)

## Room Sizes

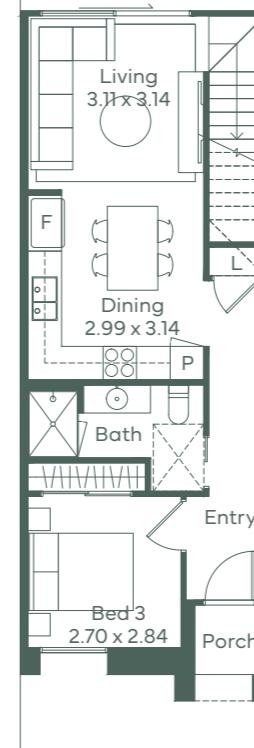
Bedroom 1	3.33 x 2.84
Bedroom 2	3.25 x 3.14
Bedroom 3	2.70 x 2.84
Living	3.11 x 3.14
Dining	2.99 x 3.14
Garage	6.00 x 2.43

## Specifications

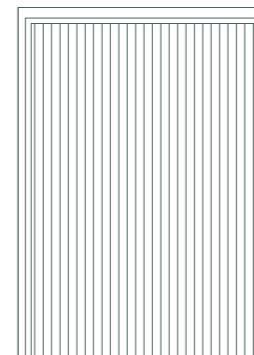
Ground floor	50.40m <sup>2</sup>
First floor	51.55m <sup>2</sup>
Garage	28.25m <sup>2</sup>
Total internal area	130.20m <sup>2</sup>
Total external area	1.55m <sup>2</sup>
Total	131.75m <sup>2</sup> 14.18sq



Private Open Space  
5.46 x 4.50  
24.55m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR  
STANDARD PLAN

## Legend

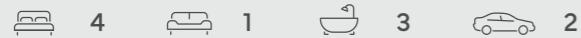
Linen L Pantry P Fridge F Shelves SH Storage ST Laundry LD

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.

# Mills 19

Lot No. 43019-43020, 43023-43024



Land Size

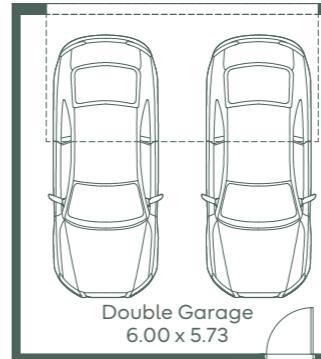
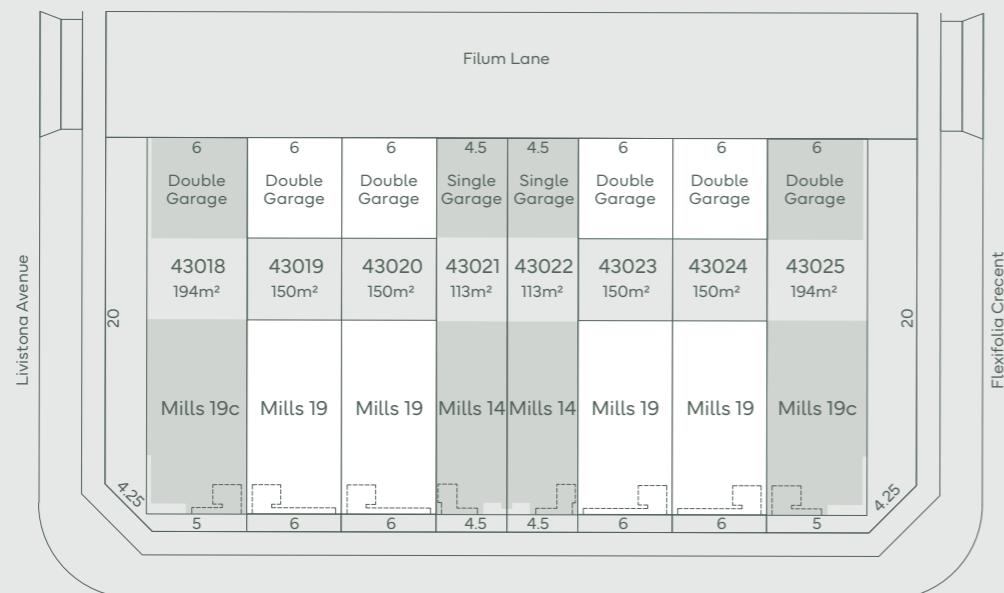
150m<sup>2</sup> 6m (W) x 25m (L)

Room Sizes

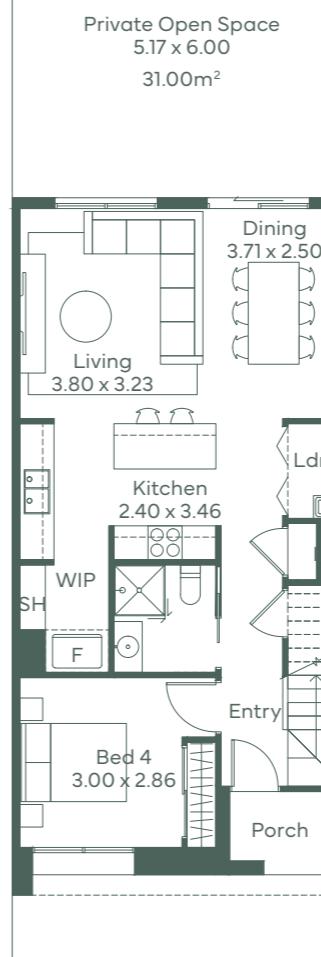
Bedroom 1	3.19 x 3.46
Bedroom 2	3.00 x 2.89
Bedroom 3	3.00 x 2.75
Bedroom 4	3.00 x 2.86
Living	3.80 x 3.23
Dining	3.71 x 2.50
Kitchen	2.40 x 3.46
Garage	6.00 x 5.73

Specifications

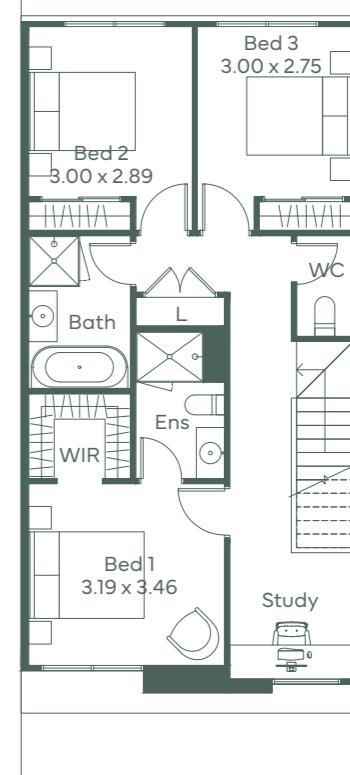
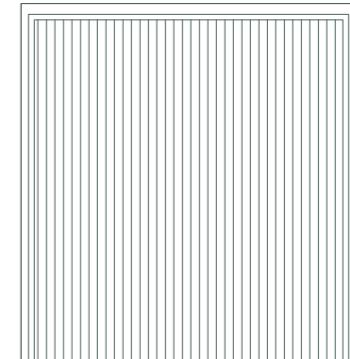
Ground floor	67.00m <sup>2</sup>
First floor	69.35m <sup>2</sup>
Garage	38.30m <sup>2</sup>
Total internal area	174.65m <sup>2</sup>
Total external area	2.50m <sup>2</sup>
Total	177.15m <sup>2</sup> 19.07sq



Double Garage  
6.00 x 5.73



GROUND FLOOR



FIRST FLOOR

Legend

Linen L Pantry P Fridge F Shelves SH Storage ST

Standard floorplan shown

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# Mills 19c

Lot No. 43018/43025



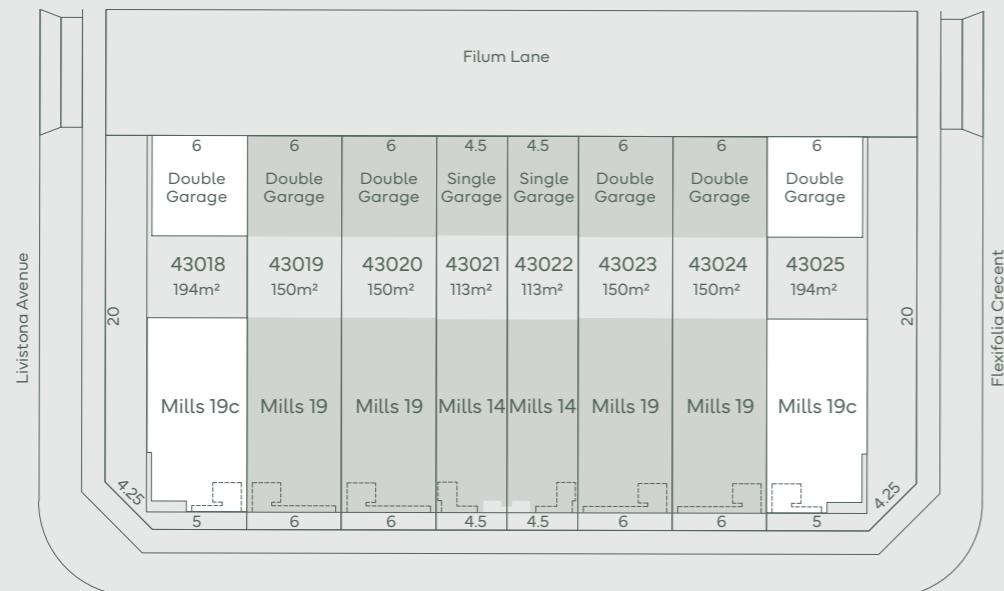
Land Size  
**187.5m<sup>2</sup>** 7.5m (W) x 25m (L)

## Room Sizes

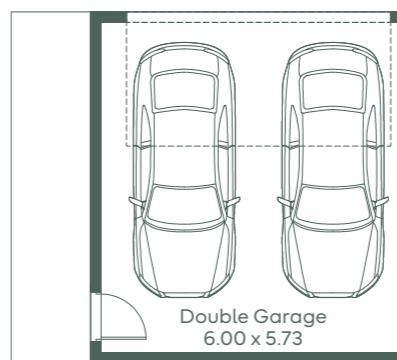
Bedroom 1	3.14 x 2.95
Bedroom 2	2.71 x 2.89
Bedroom 3	2.71 x 2.75
Bedroom 4	2.79 x 2.94
Living	3.55 x 3.15
Dining	3.55 x 2.58
Kitchen	2.40 x 3.55
Garage	6.00 x 5.73

## Specifications

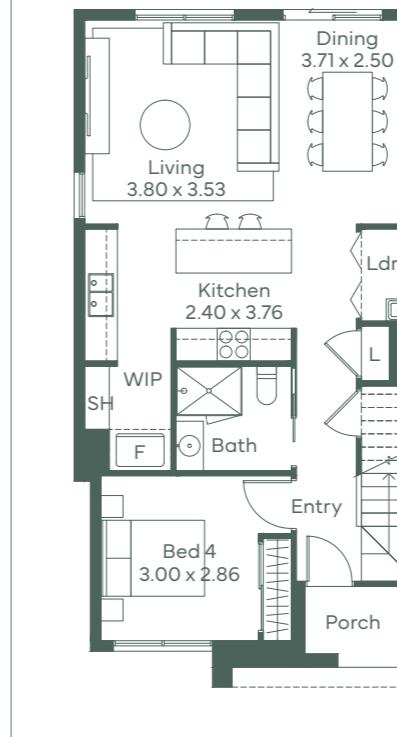
Ground floor	65.00m <sup>2</sup>
First floor	56.85m <sup>2</sup>
Garage	38.30m <sup>2</sup>
Total internal area	160.15m <sup>2</sup>
Total external area	2.30m <sup>2</sup>
Total	162.45m <sup>2</sup> 17.49sq



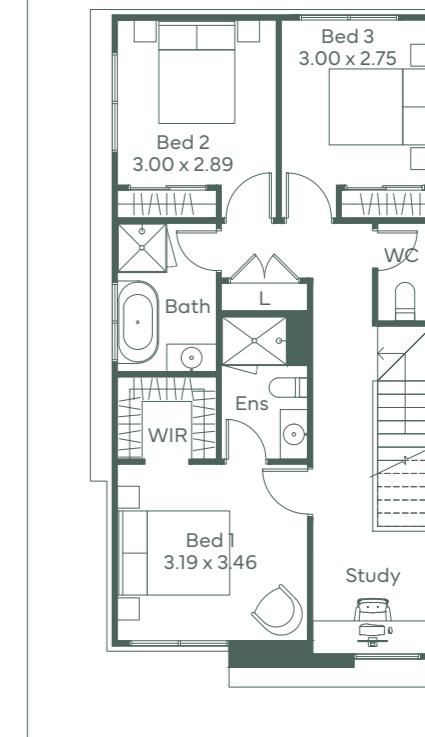
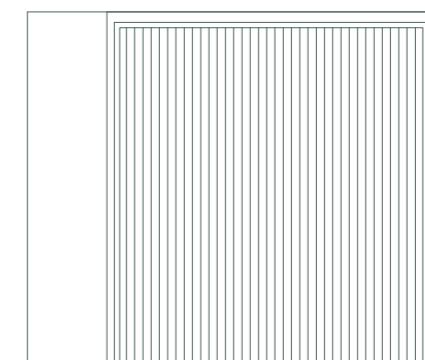
Livistona Avenue



Private Open Space  
5.17 x 7.50  
38.75m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

## Legend

Linen L Pantry P Fridge F Shelves SH Storage ST

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 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.



## Payments

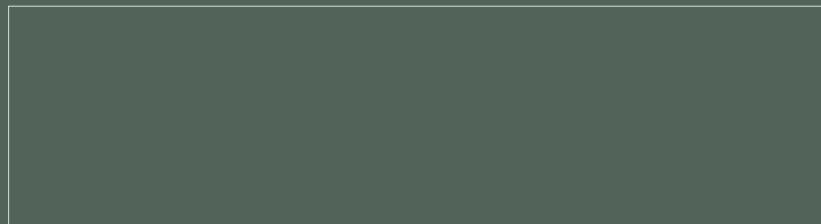
All progress payments are per Housing Industry Association (HIA) payment schedule listed in HIA contract.





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