

Find your place at Wattle Park

# Wattlebrook

# Welcome to Wattlebrook, where modern living meets effortless style.

Set in the heart of Tarneit, our exclusive 4-bedroom townhomes are designed for those who want it all—comfort, convenience, and a touch of style. Whether you're upsizing, downsizing, or just starting out, these homes tick every box with smart layouts and thoughtful details.

Come home to a vibrant community where everything you need is right at your doorstep. At Wattle Park, the perfect lifestyle isn't just a dream—it's your new address.



Stockland | Wattle Park





# Why buy a townhome with Simonds?

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✔ **Fixed Price Contracts\***

No hidden fees, no surprises

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✔ **Locked-In Completion Dates\***

Move in when we promise

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✔ **Lifetime Structural Guarantee\***

For complete peace of mind

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✔ **Quality Home**

A trusted home builder for over 75 years

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✔ **Smart Designs**

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

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✔ **Low Maintenance**

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

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✔ **First Home Buyer Government Grant Eligible<sup>^</sup>**

If you're eligible you could save \$10k!

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✔ **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 [sro.vic.gov.au](http://sro.vic.gov.au) for more information.

# Welcome to Wattlebrook





Education, shopping,  
and relaxation—all  
within reach.

# A riverside retreat close to the city

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## ✔ Shopping and Convenience at Your Doorstep

Wattle Park puts retail therapy and everyday essentials within easy reach. With five established shopping centres just 8km away and a proposed local town centre only 1.2km from home, you'll never have to go far to find what you need.

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## ✔ Education Made Easy for Families

Families at Wattle Park are set for success, with plans for a government primary school just 1.1km away. From early learning centres to renowned schools like Good News Lutheran College P-12 and Davis Creek Primary, quality education options are all close to home.

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## ✔ Nature and Relaxation at its Best

Enjoy the great outdoors at Wattle Park, where local parks, walking trails, and green spaces invite you to unwind. Whether it's jogging by the river, walking your dog, or catching up with loved ones, this is a community where relaxation and nature come together.

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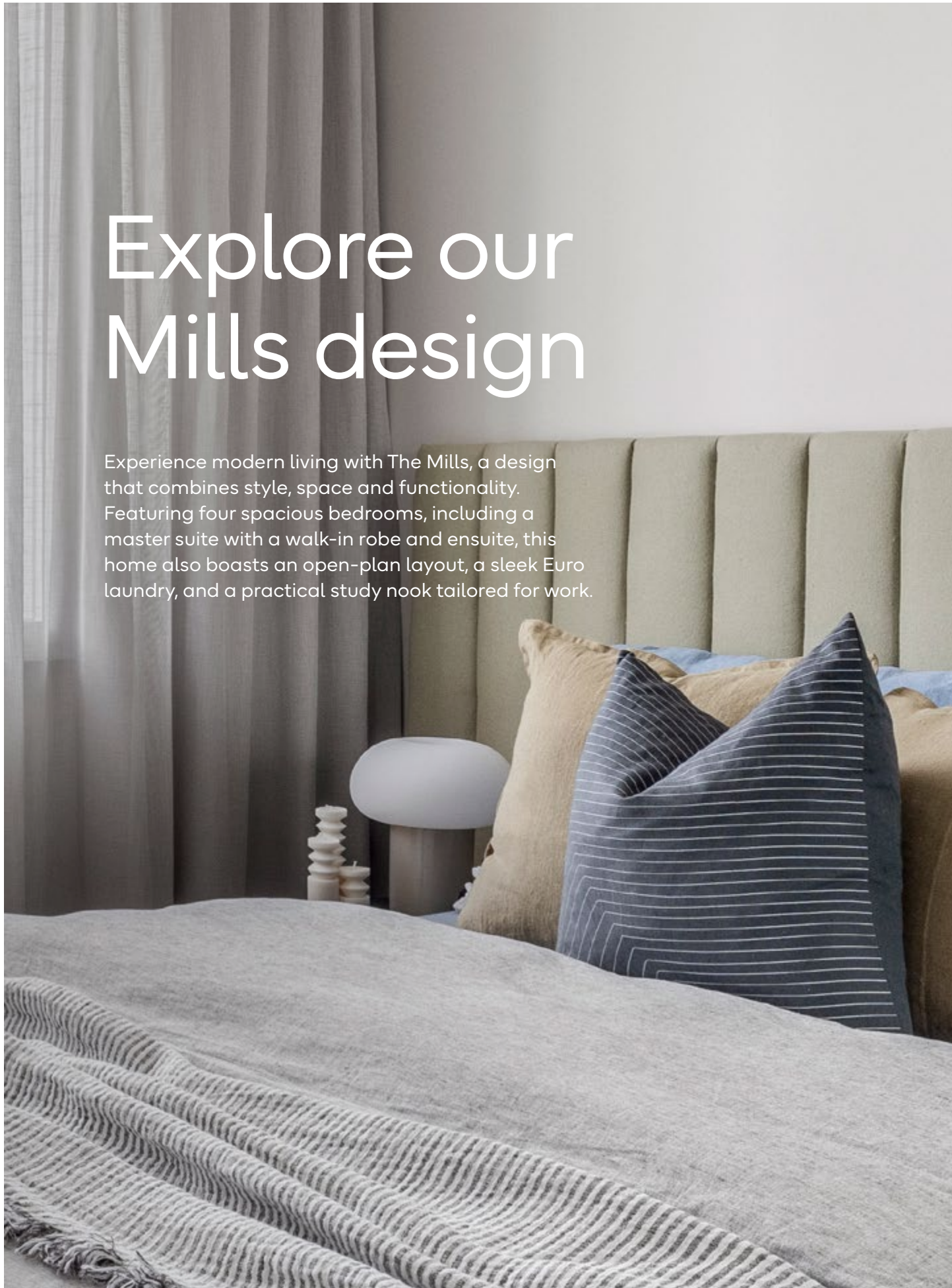
TOWNHOMES ——— WATTLE PARK



Masterplan supplied for the purpose of providing an impression of Stockland Wattle Park 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 (August 2023).

# Explore our Mills design

Experience modern living with The Mills, a design that combines style, space and functionality. Featuring four spacious bedrooms, including a master suite with a walk-in robe and ensuite, this home also boasts an open-plan layout, a sleek Euro laundry, and a practical study nook tailored for work.





Features you'll love about the Mills design

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4 spacious bedrooms with master walk-in robe and ensuite

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Entertainer's kitchen with a walk-in pantry

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Study nooks for working from home or homework

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Euro laundries for effortless, modern living

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# Internal colour schemes

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

Breeze



Oyster



# Inclusions

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

## NCC 2022 REQUIREMENTS

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

## FOUNDATIONS

<b>Slab</b>	Engineered concrete waffle slab Part A slab penetration termite treatment Part B slab perimeter termite treatment (physical barrier)
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## KITCHEN

<b>Appliances</b>	600mm stainless steel electric under bench oven and gas cooktop 600mm stainless steel externally ducted canopy rangehood Freestanding stainless-steel dishwasher
<b>Sink</b>	Inset stainless steel sink
<b>Materials</b>	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
<b>Tapware</b>	Alder solid brass mixer tap in chrome finish
<b>Other</b>	Capped water point to fridge space

## BATHROOM & ENSUITE

<b>Basin</b>	Clark semi-inset seamless vitreous china hand basin
<b>Shower</b>	Semi framed 1870mm high clear glass pivot shower doors with ceramic tiled shower base
<b>Toilet</b>	Stylus dual flush vitreous china close coupled toilet suite and enclosed trap
<b>Tapware</b>	Alder single lever tapware, shower rail and wall bath outlet
<b>Fixtures</b>	Alder ALTO towel ring Alder single towel rail and toilet roll holder in chrome finish

<b>Mirrors</b>	Polished edge mirrors above vanity
<b>Exhaust Fan</b>	Externally ducted exhaust fans including self-sealing air flow draft stoppers
<b>Materials</b>	18mm laminated benchtop with square edge to Ensuite and Bathroom (design specific) benchtops Ceramic tiled niche to bathroom & ensuite showers Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout 1500mm back to wall freestanding bath in white

## LAUNDRY

<b>Trough</b>	Freestanding laundry trough with cabinet and chrome mixer
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## GARAGE

<b>Door</b>	COLORBOND® motorised sectional garage door, including 2 remote control units & 1 wall unit
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## CEILINGS

<b>Double Storey</b>	2590mm high ceilings to ground floor and 2440mm to first floor
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## WINDOWS & EXTERNAL DOORS

<b>Windows &amp; Doors</b>	Feature entry door in paint-grade finish, with clear glazing Sliding aluminium glazed windows and doors in accordance with 7-star Energy rating including keyed locks
<b>Fittings</b>	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)
<b>Flyscreen</b>	Aluminium mesh flyscreens to all openable windows and external sliding doors

## FLOOR COVERINGS

<b>Carpet</b>	Category 2 carpet to nominated rooms (refer standard plans for locations)
<b>Flooring</b>	Laminated timber grain flooring to nominated rooms (refer standard plans for locations) Tiles to wet areas

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

## 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 (design dependant)
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	67x18mm 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 2-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	Split system (5kw) to living
Bedrooms	Heating panels to all bedrooms

## ELECTRICAL

Points & Switches	Double power points and LED downlights throughout as per standard electric layout (excludes Porch & Garage)
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

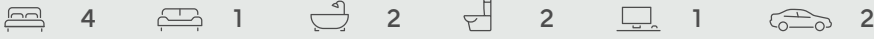
Inclusions	Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment
Exclusions	Does not include electricity and telephone connection costs, all consumer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

## 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

# Mills 19

CORNER



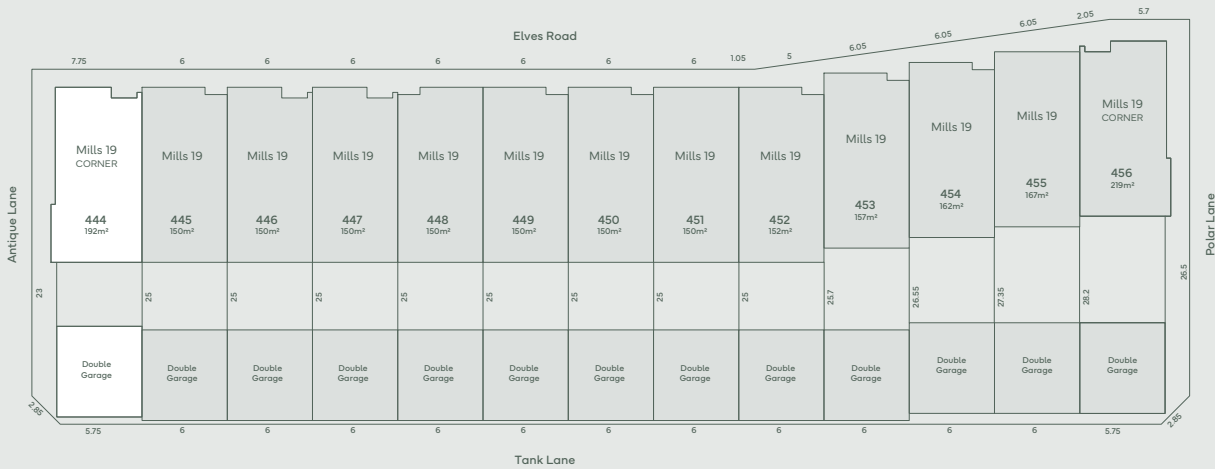
Land Size  
150m<sup>2</sup> 6m (W) x 25m (L)

### Room Sizes

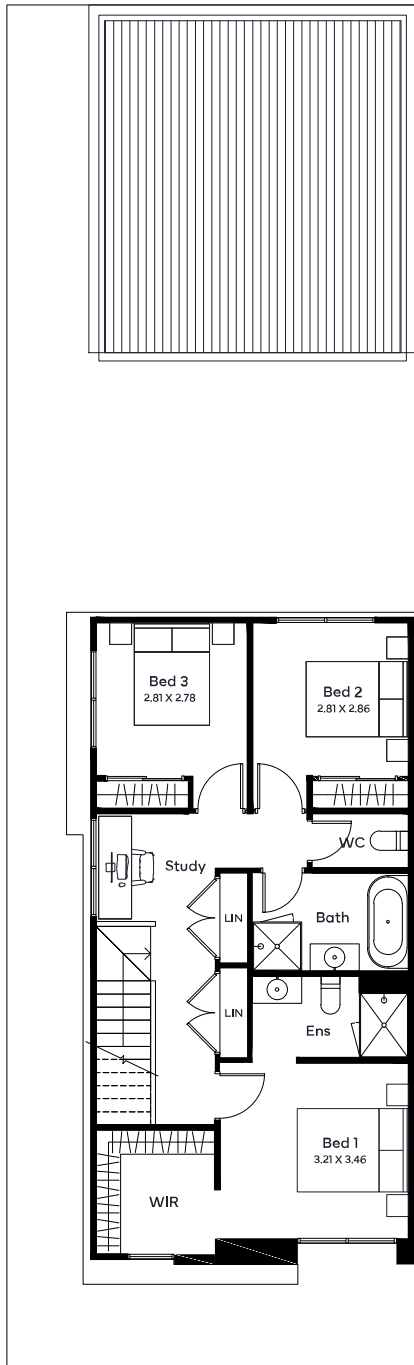
Bedroom 1	3.21 x 3.46
Bedroom 2	2.81 x 2.86
Bedroom 3	2.81 x 2.78
Bedroom 4	3.10 x 2.83
Living	3.70 x 3.46
Dining	3.70 x 2.62
Kitchen	2.40 x 3.55
Garage	6.00 x 5.64

### Specifications

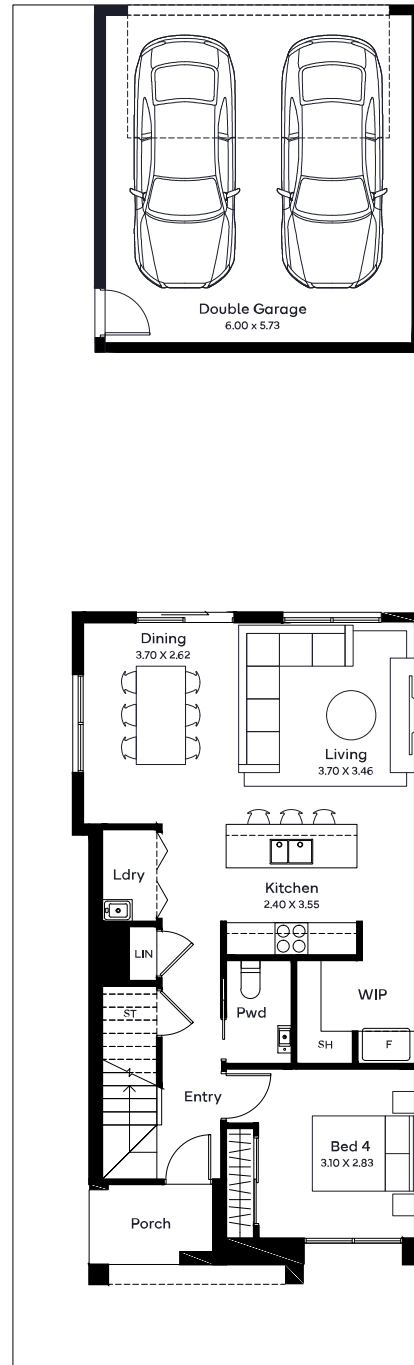
Ground floor	69.40m <sup>2</sup>
First floor	68.25m <sup>2</sup>
Garage	38.30 m <sup>2</sup>
Total internal area	175.95m <sup>2</sup>
Total external area	3.15m <sup>2</sup>
<b>Total</b>	<b>179.10m<sup>2</sup> 19.28sq</b>







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.

# Mills 19



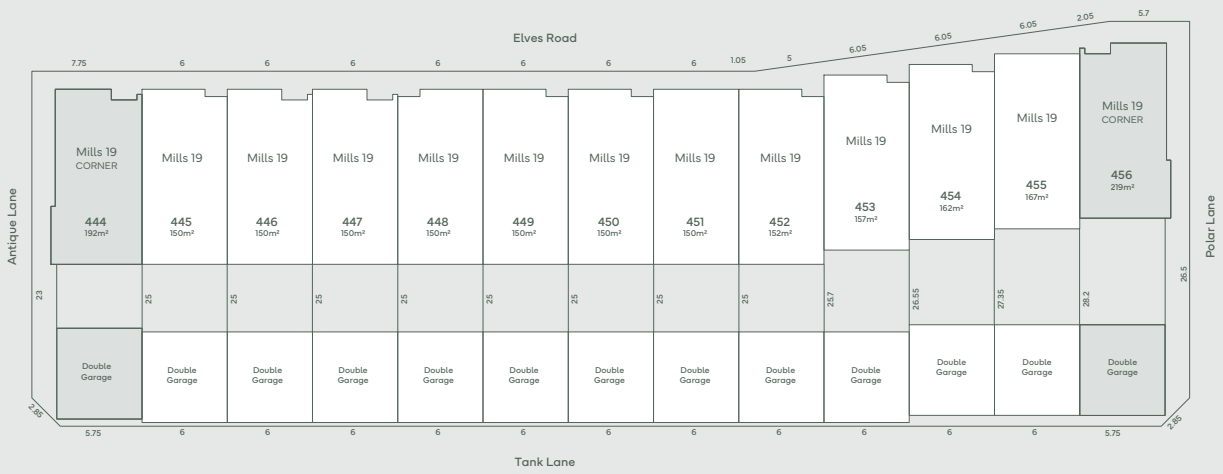
Land Size  
**150m<sup>2</sup> 6m (W) x 25m (L)**

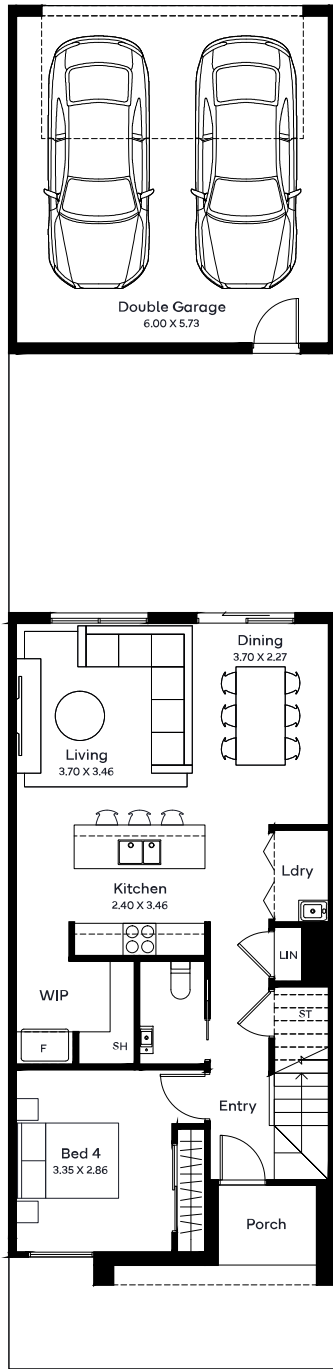
### Room Sizes

Bedroom 1	3.55 x 3.46
Bedroom 2	2.81 x 2.89
Bedroom 3	2.81 x 2.75
Bedroom 4	3.35 x 2.86
Living	3.70 x 3.46
Dining	3.70 x 2.27
Kitchen	2.40 x 3.46
Garage	6.00 x 5.73

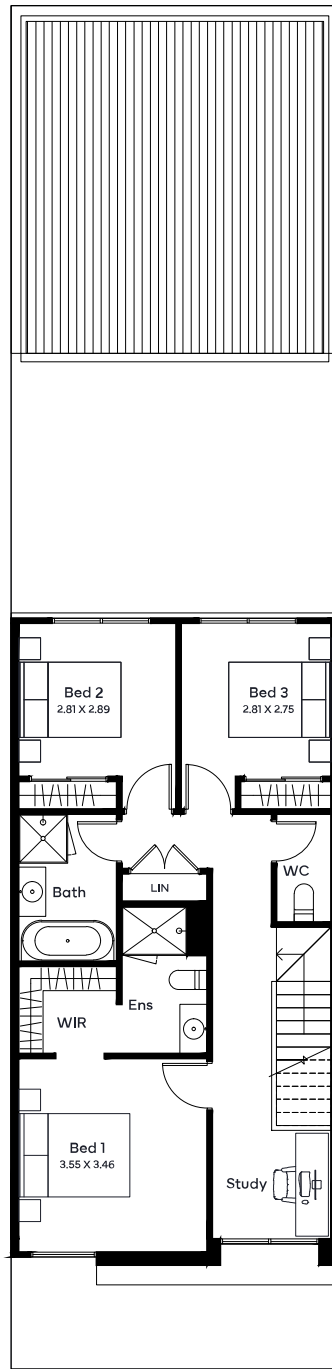
### Specifications

Ground floor	67.80m <sup>2</sup>
First floor	69.70 m <sup>2</sup>
Garage	38.30 m <sup>2</sup>
Total internal area	175.80 m <sup>2</sup>
Total external area	2.65 m <sup>2</sup>
<b>Total</b>	<b>178.45m<sup>2</sup> 19.21sq</b>





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

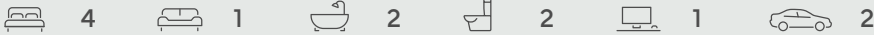
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6M+ LOT WIDTH

DOUBLE STOREY

# Mills 19

CORNER



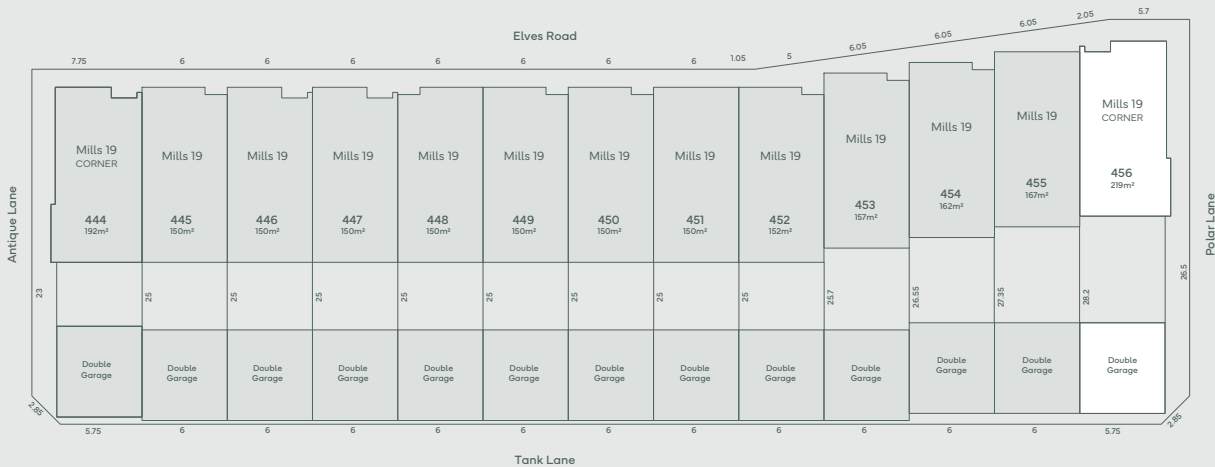
Land Size  
150m<sup>2</sup> 6m (W) x 25m (L)

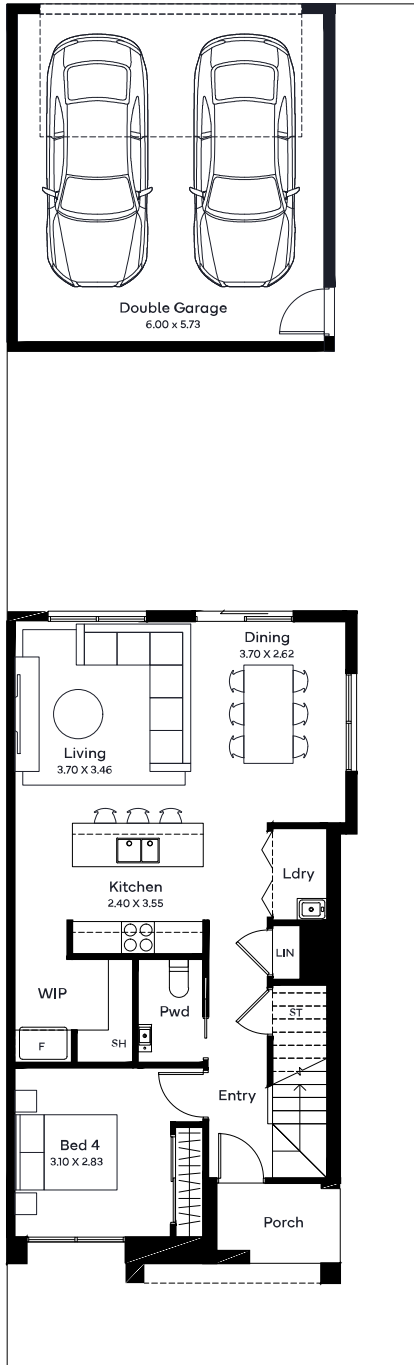
### Room Sizes

Bedroom 1	3.21 x 3.46
Bedroom 2	2.81 x 2.86
Bedroom 3	2.81 x 2.78
Bedroom 4	3.10 x 2.83
Living	3.70 x 3.46
Dining	3.70 x 2.62
Kitchen	2.40 x 3.55
Garage	6.00 x 5.64

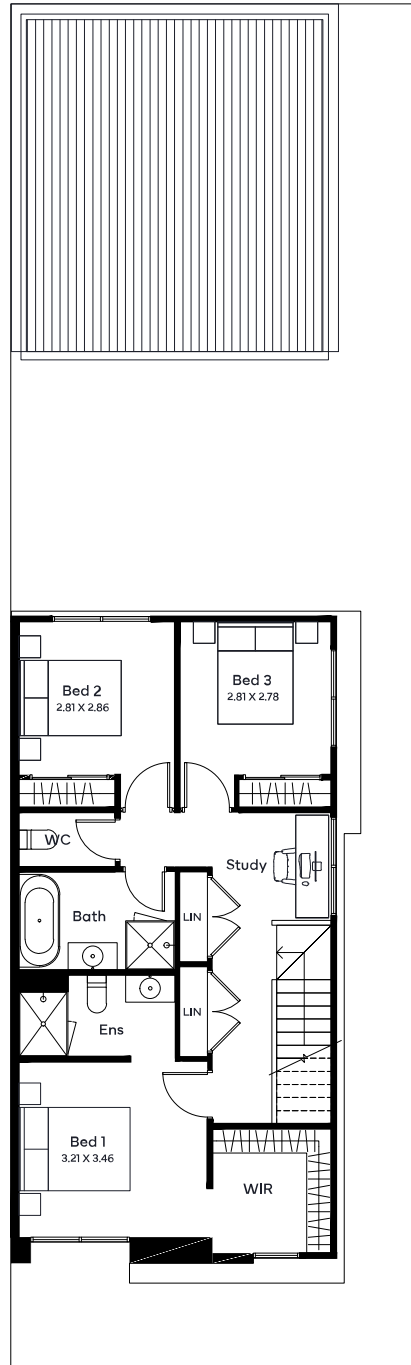
### Specifications

Ground floor	69.40m <sup>2</sup>
First floor	68.25m <sup>2</sup>
Garage	38.30 m <sup>2</sup>
Total internal area	175.95m <sup>2</sup>
Total external area	3.15m <sup>2</sup>
<b>Total</b>	<b>179.10m<sup>2</sup> 19.28sq</b>





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 Select your townhome

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 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.

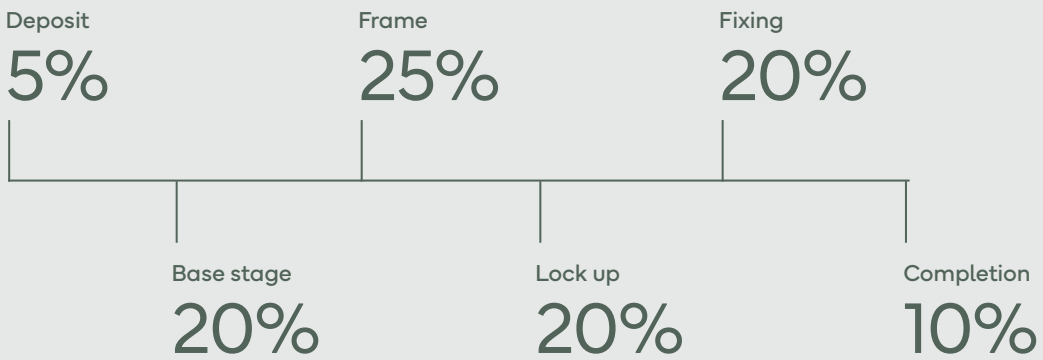






# Payments

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





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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