



# THE EDGE AT WESTBROOK

TOWNLIVING™

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metricon





## THE EDGE AT WESTBROOK

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### **Contemporary Living in Melbourne's Thriving West**

Discover life at its best at Westbrook's exclusive neighbourhood, The Edge, where modern living meets the vibrancy of the west. Our brand-new, double-storey townhomes offer a low-maintenance, contemporary lifestyle at an affordable price.

Enjoy seamless access to major transport links, a host of educational facilities such as childcare and a secondary school, walking trails, established playgrounds and more. Your everyday essentials are taken care of with Tarneit Central offering major supermarkets and retail specialists and Tarneit Park Hub, with 10 National retailers such as, Bunnings, Fernwood Fitness, 7/11 and Club Tarneit only minutes from your future home. Westbrook is perfectly positioned within the heart of Melbourne's west, allowing you and your family to immerse yourselves in this rapidly growing community knowing that the convenience of local amenities are already established and available to you.

With established services already at your doorstep, everything you need is right where you need it at Westbrook. The masterplan ensures that your new home is not only close to everything but is also set within a community designed for modern living giving you access to recreational areas, retail hubs and nature.

### **Where Everything is Within Reach**

Westbrook's exclusive neighbourhood, The Edge, offers a truly exceptional lifestyle. Located just 24 kilometres from Melbourne CBD, this dynamic neighbourhood presents the perfect blend of comfort, convenience, and connection. With 13 exclusive lots available, these modern townhomes offer the ideal living solution for those seeking an affordable yet stylish place to call home.

Melbourne's Regional Rail Link benefits Westbrook residents with rail connections to Melbourne CBD and Geelong, there's also a bus interchange, taxi rank and access to major road networks. Living at Westbrook means unparalleled connectivity, leaving more time for the things that matter most.

Westbrook is a considered master-planned community with expansive open spaces, parks, playgrounds and recreational areas. Designed to embrace the local environment whilst fostering a sense of belonging, residents can relax and play in one of the many parks, enjoy a stroll through the wetlands, or stay healthy and fit by utilising the many fitness stations found throughout the development. Westbrook ensures that you can enjoy a relaxed and vibrant lifestyle in a safe, close-knit community.

Life at Westbrook's, The Edge neighbourhood means having everything you need right where you need it.





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. Accordingly, the Developer makes no representations on the delivery or timing of any amenities or works shown or featured herein.

Skeleton Creek

Freckle Walk

Louisiana Lane

Gembrook Cnr Lot 5824	
Gembrook Mid Lot 5825	
Gembrook Mid Lot 5826	
Gembrook Mid Lot 5827	
Gembrook Mid Lot 5828	
Boneo Mid Lot 5829	
Boneo Mid Lot 5830	
Gembrook Mid Lot 5831	
Rosanna Mid Lot 5832	
Rosanna Mid Lot 5833	
Rosanna Mid Lot 5834	
Gembrook Mid Lot 5859	
Gembrook Cnr Lot 5860	
Reserve	



LOVE WHERE YOU LIVE

Not Just Any Home – Choose a Metricon Home at The Edge at Westbrook

With over forty-six years of experience building homes Australians love to live in, Metricon is proud to bring you Townliving by Metricon. Offering a unique selection of affordable and low-maintenance homes, these stunning residences are designed with an exceptional attention to detail and quality that will impress you, and at a price that will delight.

The Edge at Westbrook represents affordable family living with all the cutting-edge design and quality you'd expect from Metricon, Australia's no. 1 home builder for nine years running\*. From the moment you step into the simple and straightforward sales process, you'll be supported every step of the way, making choosing your future home an easy and enjoyable experience.

These homes not only fit perfectly within the modern, coordinated streetscape of Westbrook but also feature light-filled, spacious interiors that create the perfect balance of comfort and functionality. With thoughtful interior design, these homes are value-packed and effortlessly modern, offering you an opportunity to select the 'look' that reflects your style and personality.

These homes aren't just built, they're future-proofed. Designed for enduring style, they'll stay effortlessly on-trend. Whether you're a first-time buyer, investor or leveling up your family's space,

Metricon at The Edge at Westbrook gives you a solid launchpad for whatever's next. Make your move today: your perfect Metricon home at The Edge, Westbrook, is waiting. Find your place, find your home.

Choose a Better Life at The Edge at Westbrook

The Edge at Westbrook is a brand-new community developed by Dennis Family Corporation, designed to offer every aspect of quality, modern living in one of Melbourne's fastest-growing areas. With everything you need right at your doorstep, your new home in this thriving community brings convenience and lifestyle together seamlessly.

It's Not Just Life; it's the Quality of Life.

A home is more than just four walls, and a community is more than just a list of amenities. The Edge at Westbrook has been thoughtfully designed to offer a modern lifestyle that nurtures well-being. Strict design standards ensure that The Edge's streetscapes are as beautiful as they are varied, preserving the area's long-term environmental vision and ensuring its appeal for years to come.

Exciting plans are underway to further elevate the community's convenience and vibrancy, including a new Town Centre, a railway station, and several schools—all within easy reach. These developments will simplify your busy lifestyle, providing everything you need right at your doorstep.

Key Highlights of The Edge at Westbrook Include:

- Exceptional Connectivity: With Melbourne's new Regional Rail Link and Westbrook's own railway station, commuting to the city is made simple. Tarneit Railway Station is also within a 5 kilometre radius.
- Highway Access to Melbourne CBD: Only 24 kilometres, take Leakes Road to join the West Gate Freeway to the CBD or Geelong. The Western Ring Road is also nearby for easy access to the northern suburbs, Bendigo and Ballarat.
- Educational Opportunities: Close to primary and secondary schools, with Bemn Secondary College now open, offering state-of-the-art facilities with a planned capacity up to 1,400 students.
- Retail and Shopping: Only a short distance to Tarneit Park Hub, home to over 10 national retailers, including Bunnings and Fernwood Fitness. Werribee Plaza is less than 5 kilometers away.
- Planned Town Centre and Community Facilities: Shops, cafés, and other amenities just minutes away, offering convenience right on your doorstep.
- Expansive Outdoor Spaces: Over 28 kilometers of shared paths, parks, sports reserves, and green spaces provide ample opportunities for outdoor activities and relaxation throughout the estate.

- Nearby Leisure Options: Enjoy golf courses, sports clubs, and recreational facilities, perfect for an active lifestyle.

Life at The Edge, Westbrook is more than just living, it's about thriving in a community that offers the best of both worlds: convenience and connection, comfort and natural beauty.

Created by Our Family, For Your Family

Named Australia's no. 1 home builder for nine years running, Metricon has crafted thousands of homes for Australian families each year. When you choose a Metricon home, you can expect the same level of care and attention as if we were building for our own family – that's the standard of service you'll experience throughout your journey.

In partnership with Dennis Family Corporation, a leading Australian property developer with over 60 years of experience, you're working with one of the country's most respected residential and commercial developers. Dennis Family Corporation has been at the forefront of creating vibrant, sustainable communities that support long-term growth and well-being. Their focus on innovation, quality, and customer satisfaction ensures that every development, including The Edge at Westbrook, is a place where families can thrive.

With the combined expertise of Metricon and Dennis Family Corporation, you can be confident that choosing a new home at The Edge at Westbrook is a step toward a bright future within Melbourne's thriving west.

\*HIA-COLORBOND Steel Housing Top 100 Report 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024.

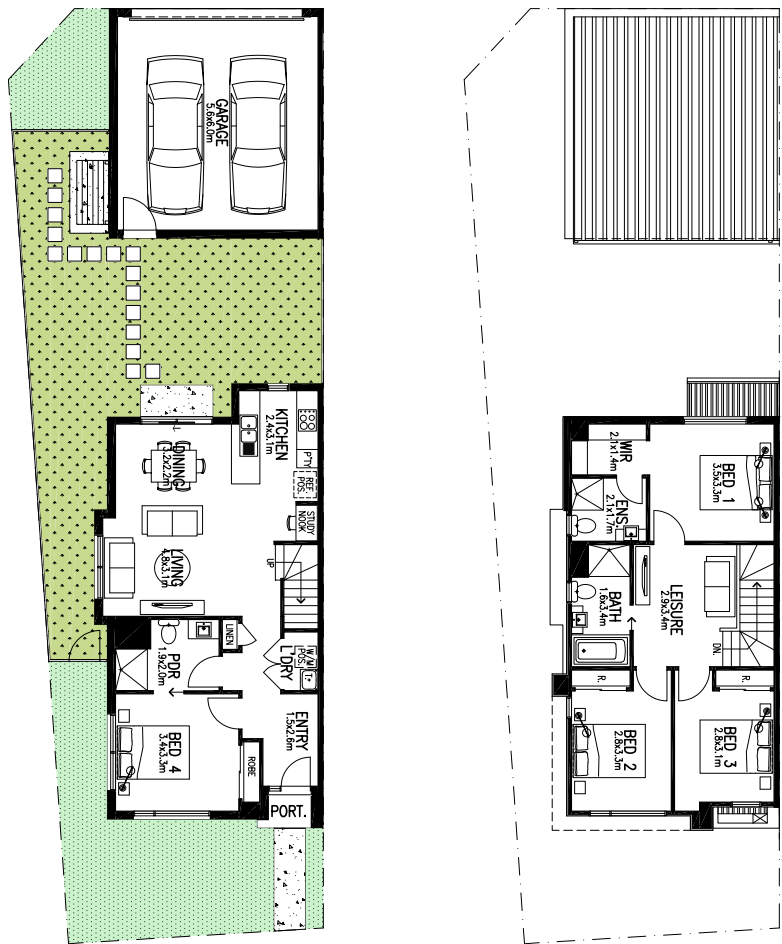
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GEMBROOK CNR

15.00 SQ



Ground Floor:	71.87m <sup>2</sup>
First Floor:	67.44m <sup>2</sup>
Total Internal:	139.31m <sup>2</sup>
Garage:	39.05m <sup>2</sup>
Porch:	1.21m <sup>2</sup>

Gembrook Cnr floor plan based on Lots 5824 & 5860.

Positioned at the end of the block, this bright and modern four-bedroom Gembrook-End townhome is designed for true family living. Large windows fill the home with natural light, while the charming portico entrance leads you into a spacious open-plan living area, with a hallway that opens to a lovely backyard. Upstairs, you'll find three generously sized bedrooms, a spare bathroom, and a cozy living area at the center. This thoughtful design provides the perfect space for your family to unwind and enjoy.

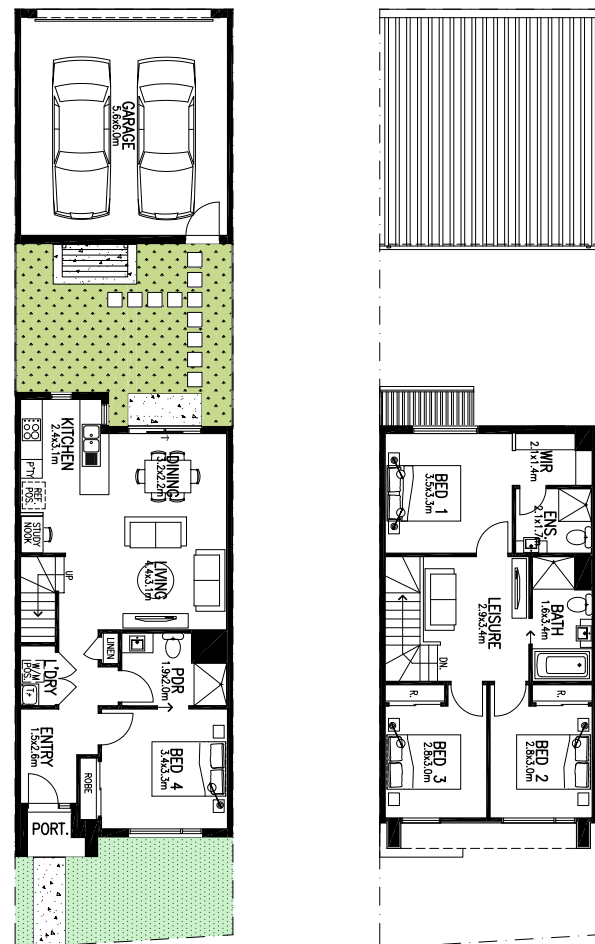


Artist impression. Gembrook End, Lot 5824.



GEMBROOK MID

14.65 SQ



Ground Floor:	69.97m <sup>2</sup>
First Floor:	66.12m <sup>2</sup>
Total Internal:	136.09m <sup>2</sup>
Garage:	38.82m <sup>2</sup>
Porch:	1.71m <sup>2</sup>



Gembrook Mid floor plan based on Lots 5825–5828, 5831 & 5859.

Designed as the perfect companion to the Gembrook-Mid, this bright and modern four-bedroom townhome offers exceptional family living. Large windows flood the home with natural light, while a charming portico entrance leads you into a spacious open-plan living area. A hallway flows seamlessly to a lovely backyard, creating a relaxed outdoor space. Upstairs, you'll discover three generously sized bedrooms, a spare bathroom, and a cozy central living area. This well-thought-out design is the ideal setting for your family to unwind and enjoy.



Artist impression. Gembrook Mid, Lot 5825.



ROSANNA MID

14.41 SQ



Ground Floor:	67.35m <sup>2</sup>
First Floor:	66.52m <sup>2</sup>
Total Internal:	133.87m <sup>2</sup>
Garage:	38.82m <sup>2</sup>
Porch:	1.14m <sup>2</sup>



Rosanna Mid floor plan based on Lots 5832–5834.

Nestled in the middle of the block, this bright and contemporary four-bedroom Rosana-Mid townhome is crafted for modern family living. With large windows that flood the space with natural light, the charming portico entrance leads into an expansive open-plan living area. A hallway extends to a lovely backyard, offering a serene outdoor retreat. Upstairs, you'll find three spacious bedrooms and a spare bathroom, providing ample space for the whole family to relax and enjoy.



Artist Impression: Rosanna Mid, Lot 5833

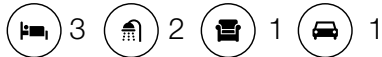


BONEO MID

11.30 SQ



Ground Floor:	52.66m <sup>2</sup>
First Floor:	52.29m <sup>2</sup>
Total Internal:	104.95m <sup>2</sup>
Garage:	29.12m <sup>2</sup>
Porch:	1.03m <sup>2</sup>



Boneo Mid floor plan based on Lots 5829–5830.

Tucked in the middle of the block, this cosy three-bedroom-Boneo Mid townhome is the ideal home for family living. With beautiful, wide windows that bathe the space in natural light. A hallway takes you into a stunning open plan living and kitchen space which extends into the backyard. Upstairs, you'll discover two generously sized bedrooms and a well-appointed spare bathroom. A perfect setting for your family to unwind and thrive.



Artist impression. Boneo Mid, Lot 5829.



# WHICH ONE IS YOURS?



Artist impression. Actual landscaping may vary.

**A** Lot 5824  
House Area 15.00sq  
Lot Area 209m<sup>2</sup>  
Gembrook Cnr

**B** Lot 5825  
House Area 14.65sq  
Lot Area 154m<sup>2</sup>  
Gembrook Mid

**C** Lot 5826  
House Area 14.65sq  
Lot Area 152m<sup>2</sup>  
Gembrook Mid

**D** Lot 5827  
House Area 14.65sq  
Lot Area 152m<sup>2</sup>  
Gembrook Mid

**E** Lot 5828  
House Area 14.65sq  
Lot Area 152m<sup>2</sup>  
Gembrook Mid

**F** Lot 5829  
House Area 11.30sq  
Lot Area 114m<sup>2</sup>  
Boneo Mid

**G** Lot 5830  
House Area 11.30sq  
Lot Area 114m<sup>2</sup>  
Boneo Mid

**H** Lot 5831  
House Area 14.66sq  
Lot Area 152m<sup>2</sup>  
Gembrook Mid

**I** Lot 5832  
House Area 14.41sq  
Lot Area 152m<sup>2</sup>  
Rosanna Mid

**J** Lot 5833  
House Area 14.41sq  
Lot Area 152m<sup>2</sup>  
Rosanna Mid

**K** Lot 5834  
House Area 14.41sq  
Lot Area 152m<sup>2</sup>  
Rosanna Mid

**L** Lot 5859  
House Area 14.66sq  
Lot Area 152m<sup>2</sup>  
Gembrook Mid

**M** Lot 5860  
House Area 15.00sq  
Lot Area 246m<sup>2</sup>  
Gembrook Cnr

^Townhome prices are based on specified floorplan and façade. For full details, speak to a Metricon New Home Advisor. Townhome Packages valid until sold out. Plans correct at time of printing and subject to change without notice. Floorplans are a representation of specified facade unless otherwise stated. Metricon reserves the right to alter the images or descriptions without notice. See your Metricon consultant for full details of standard inclusions. Land supplied by DFC (Westbrook) Pty Ltd. Land prices and availability are subject to change without notice. All homes are subject to developer approval. Landscaping and fencing may differ from that shown. For detailed home pricing please talk to a New Home Advisor. Total squares and building size of the home is calculated by measuring from the external side of external walls. Where no external wall exists for the purpose of measuring building area (such as porticos, balconies or outdoor rooms), Metricon assumes a straight line between the exterior of walls or columns. VIC Builder's Licence CDB-U 52967.





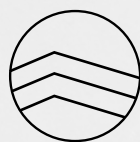
## MORE HOME. MORE VALUE.



Fixed site costs (no more to pay)



Landscaping to front yard



2550mm ceiling height ground floor



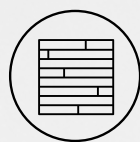
Wall panel heaters to all bedrooms



Modern kitchen cooktop, oven and rangehood



Split system to main living



Timber look laminate flooring to main living area, meals, kitchen and entry



20mm Stone Composite kitchen & bathroom benchtops



Carpet to bedrooms

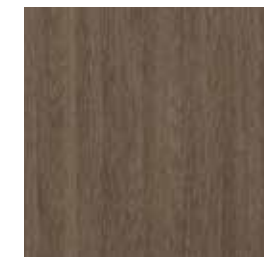


Letterbox

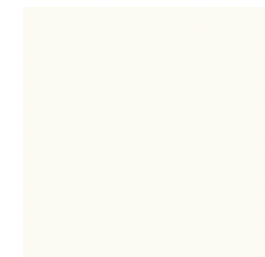


LED Downlights

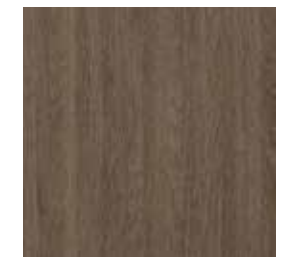
## COLOUR SCHEMES - ALMOND



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02



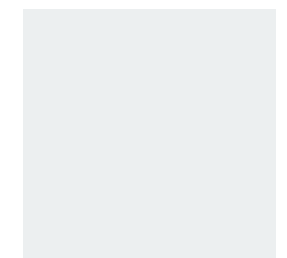
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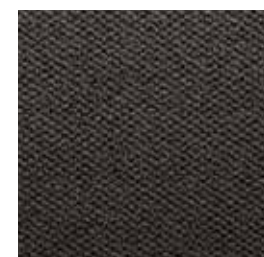


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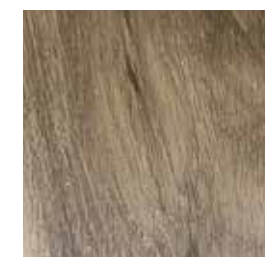


09

Specification Upgrades (refer to project upgrade list and project specification)



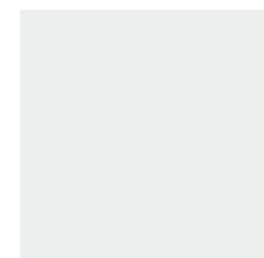
10



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14

01/ Kitchen Overhead Cupboards  
- laminate

02/ Kitchen Base Cupboards  
- laminate

03/ Bathroom, Ensuite & Laundry Base  
Cupboards - laminate

04/ Kitchen, Bathroom, Ensuite &  
Benchtop - Reconstituted Stone

05/ Wall Tiles

06/ Internal Paint Colour

07/ Carpet

08/ Timber look laminate flooring

09/ Floor Tile

10/ Premium Carpet (Upgrade Option)

11/ Premium Timber Look Laminate  
Flooring (Upgrade Option)


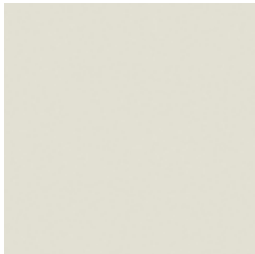

12/ Mirror (Upgrade Option)

13/ Splashback (Upgrade Option)

14/ Blinds (Upgrade Option)



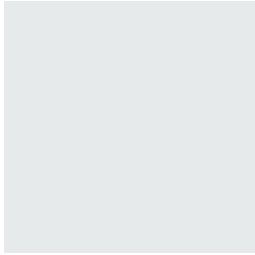
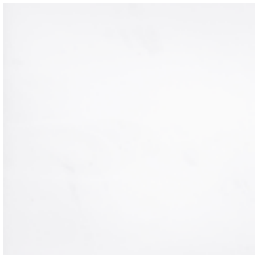

COLOUR SCHEMES - PEPPER



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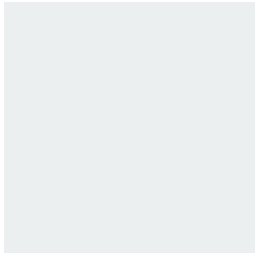
Specification Upgrades (refer to project upgrade list and project specification)



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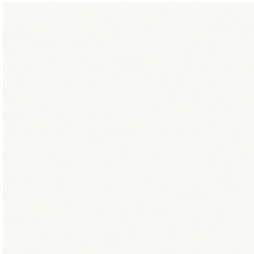

11/ Premium Timber Look Laminate  
Flooring (Upgrade Option)

12/ Mirror (Upgrade Option)

13/ Splashback (Upgrade Option)

14/ Blinds (Upgrade Option)

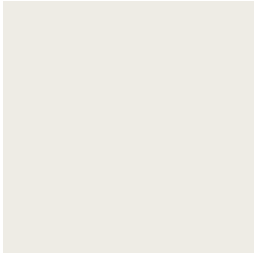


COLOUR SCHEMES - CARAMEL



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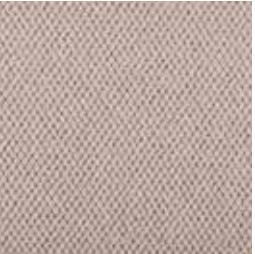


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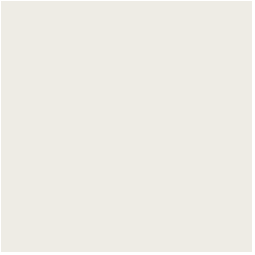
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14/ Blinds (Upgrade Option)

20

21



## THE METRICON DIFFERENCE



We've been helping Australians love where they live for more than 45 years. Whether you're building your first home or your forever home, we're with you every step of the way - from the first brick to final handover.

Our homes are designed to celebrate you. This is why we continually strive to create innovative, award-winning designs that help you make the most of your home and the life you live in it.

Our homes may have changed over the years but our commitment to excellence hasn't. Our rigorous quality assurance process ensures every Metricon home is built to the highest standard.

We believe no one else designs and builds as well as us and, as Australia's No.1 home builder for the ninth year running\*, we must be doing something right. That's why more people choose to build with Metricon, Australia's most loved home builder.





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