

# What's the big story with townhomes?



WESTBROOK   
ANOTHER DENNIS FAMILY COMMUNITY



# Welcome to Westbrook

Just 24kms from Melbourne's CBD, Westbrook is one of Melbourne's fastest growing communities.

Surrounded by a host of established amenities including major shopping destinations, restaurants, schools, parks, transport, employment opportunities, recreational green spaces and playgrounds, Westbrook is a smart choice for anyone looking to enter the property market.

Owning property is the quintessential dream for most people. And that desire to call a place 'your own' is what drives most people to enter the property market.

What that 'place' looks like is different for everyone and often a check list for buying 'your place' needs to fit the following:

- Your lifestyle
- A location that's convenient to you
- Your budget
- The required space you need
- An architectural style that appeals to you

When all these points are taken into consideration...

*Townhome living at Westbrook is the smart solution to achieve your vision of a contemporary lifestyle, in a home that maximises enjoyment and minimises effort.*



Artist's impression



Image courtesy Nostra Homes

# What is a townhome?

A townhome is generally a multi-floor house that shares at least one wall with a neighbouring property. They also come with a front and back garden and garage.

The popularity of townhome living has soared in recent years and it's not hard to see why.

Townhomes are an attractive way to get into the housing market as they're usually more affordable than detached houses, but bigger than most apartments.

They're also an appealing option for people who want to live in a close-knit community setting without being in a busy metro area, and serves as a nice middle ground between urban and suburban living.

# Is a townhome right for you?

If you're thinking about buying a townhome, whether it's to right-size or to get into the property market, we have a list of the top five things you might want to consider.

Over the next few pages you'll learn about how townhomes can offer: Value for Money, Space, Access to Amenities, Privacy, and Community.





# 1. Value for Money

There are many advantages to owning a townhome, not least of which is that they represent excellent value for money.

Typically sitting on smaller lots and with less outside space than a traditional detached home, townhomes offer great value.

By maximising the built form across a smaller parcel of land, purchasers can obtain the same living area as a larger block without the constant maintenance and expense required to maintain a large garden.

In addition, first-home buyers could be eligible for a full exemption from paying stamp duty.

For more information and eligibility criteria please refer to the SRO website - **[www.sro.vic.gov.au/fhbduy](http://www.sro.vic.gov.au/fhbduy)**

There are also other government grants and assistance packages offered to buyers keen to enter the property market.

See government website for more details.

Buying a townhome as a full turnkey package at a fixed price up front can also give peace of mind to home buyers looking to structure their savings plans and budgets.

Even better, many builders now offer a high level of specification with structural guarantees and warranties for a period.

As of May 2024, all new construction within Victoria must meet a new set of National Construction Codes (NCC). Homes are required to meet a 7-star energy rating, assisting in lowering heating and cooling consumption.

New homes must also include electric appliances, rooftop solar panels, double glazed windows, and better ventilation to improve energy efficiency and increasing the longevity of the home.

Altogether, this adds up to great value for money from an energy saving perspective and great value for those wanting to enter the property market.





Image courtesy SOHO Living

## 2. Space

While they may sit on smaller parcels of land, townhomes generally don't compromise on space or architectural design.

Typically, townhomes have two levels, sometimes three, which means there's more room to spread out. Clever and innovative designs generally offer between two to four bedrooms, multiple living areas, open plan layouts and clever storage solutions, making them ideal for first home buyers and those with young families.

Designs with at least one bedroom and bathroom located

downstairs are also great for families looking for multi-generational living options.

Outside, townhomes offer the best of both worlds. Smaller front yard and courtyard areas mean low-maintenance living; however, the inclusion of an alfresco area makes outdoor dining and entertaining possible when family and friends come to visit.

Innovative gardening solutions such as vertical gardens, raised portable vegepods, hanging and potted plants will satisfy any green thumb.





Image courtesy Soho Homes



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. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change

# 3. Access to Amenities



Another important feature to consider when contemplating buying a townhome is access to amenities.

Increasingly, many townhomes are being built in residential land developments that are conveniently located close to bustling communities, shops, and accessible forms of public transport.

For example, at Westbrook the estate will ultimately include over 50 hectares of parkland and open space and 28km of shared paths and walking trails. Currently, there is a host of established

playgrounds and Alcock Road Reserve offers sports and recreational facilities.

The estate is also ideally located within walking distance of established childcare facilities and schools including Bemlin Secondary College (senior campus) which is located within Westbrook, and Tarneit Train Station, not to mention Tarneit Central Shopping Centre and Tarneit Park Hub just down the road.

All of this adds to the appeal of a townhome at Westbrook for purchasers who value convenience and amenities.

# 4. Privacy

A hesitation that some buyers have around townhomes is privacy. There is a concern about intrusive noise from neighbours.

Introduced in May 2024, the updated National Construction Codes stipulates that new buildings must meet a 7 star rating which includes better insulation and double glazed windows. Both these measures go a long way to mitigating those problems.





## 5. Community

Last, but by no means least, because a townhome is in close proximity to neighbours, living in one also provides the perfect environment in which to meet new friends, foster a sense of belonging and is a great way to feel a welcome part of a community.

Westbrook has a thriving and well established community. You're never far from friends when you need them at Westbrook.

# Ready to start your townhome journey with the Dennis Family?

Townhomes in residential developments like Westbrook are experiencing a lot of growth and for good reason.

They provide value-for-money, low-maintenance, access to

ample amenities, a sense of community and a range of modern designs and inclusions.

This makes them a great choice for first home buyers, right-sizers, and investors alike.

And choosing to be part of a Dennis Family Corporation residential community means you're in safe hands.

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Bert Dennis, Founding Chairman

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*"As a family-owned business, we have a heartfelt commitment to the values our business is built on. We understand families and their desire for affordable homes with all the modern facilities. Our commitment is to provide excellent service, a superior quality product in the communities we build, with honesty and integrity in everything we do."*









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