



# YARINGA

ARMSTRONG CREEK

**A brand-new community in  
the heart of Armstrong Creek**

*Find your home, build your dream at Yaringa*



# YARINGA

ARMSTRONG CREEK



**KEY:**

- STAGE ONE:** The Kangaroo Grass Release
- STAGE TWO:** The River Red Gum Release
- STAGE THREE:** The Sheoak Release
- STAGE FOUR:** The Golden Wattle Release
- STAGE FIVE:** The Blackwood Release
- STAGE SIX:** The Flax Lily Release
- STAGE SEVEN:** The Saltbush Release
- STAGE EIGHT:** The Woodland Release
- STAGE NINE:** The Sun Orchid Release
- STAGE TEN:** The Yellow Gum Release

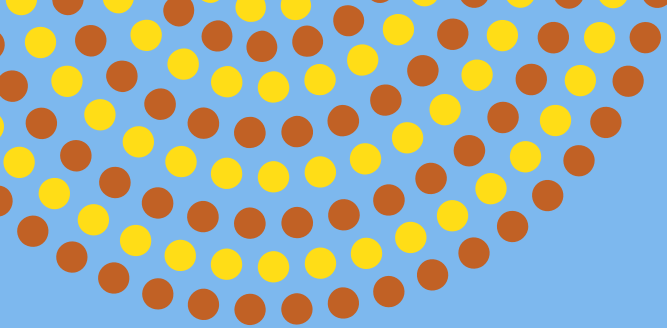
## Welcome to Armstrong Creek's newest community, Yaringa.

Meaning 'by the sea' in the region's Indigenous language, Yaringa is located within seven of Victoria's best beaches and sits at the gateway to the Surf Coast and the Great Ocean Road.

Perfectly positioned within Australia's largest contiguous growth region and offering access to all of Armstrong Creek's brand-new infrastructure, Yaringa also offers direct access to Baanip Boulevard making Melbourne just a quick trip up the highway.

With 210 lots to be released in ten stages and ranging from 364m<sup>2</sup> to 562m<sup>2</sup>, Yaringa is the perfect community for the growing family.



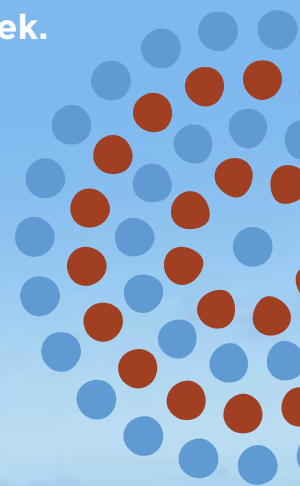


Situated just 5km from Geelong CBD, 12km from Torquay and just 80km from Melbourne, Yaringa Armstrong Creek places you right in the heart of a relaxed, coastal lifestyle, whilst not being too far from the action of the city lights.

The Armstrong Creek Major Activities Centre is within immediate reach, offering a vast array of big box stores, supermarkets, clothes shopping, hairdressers, chemists, medical centres, restaurants and cafes. Catch the bus or drive to Geelong train station and make your way up to Melbourne, or catch the ferry from Geelong for a more leisurely trip.

Armstrong Creek is the gateway to a thriving farm-gate economy. Explore award-winning wineries, cellar-doors and kid-friendly cider houses, craft brewers and distillers. Explore local farmers markets and food fairs. Spend long days surfing or paddling on a vast choice of beaches or go adventuring in the Otways and explore the Great Ocean Road if that's more your style.

**A better way of living awaits you at Yaringa Armstrong Creek.**

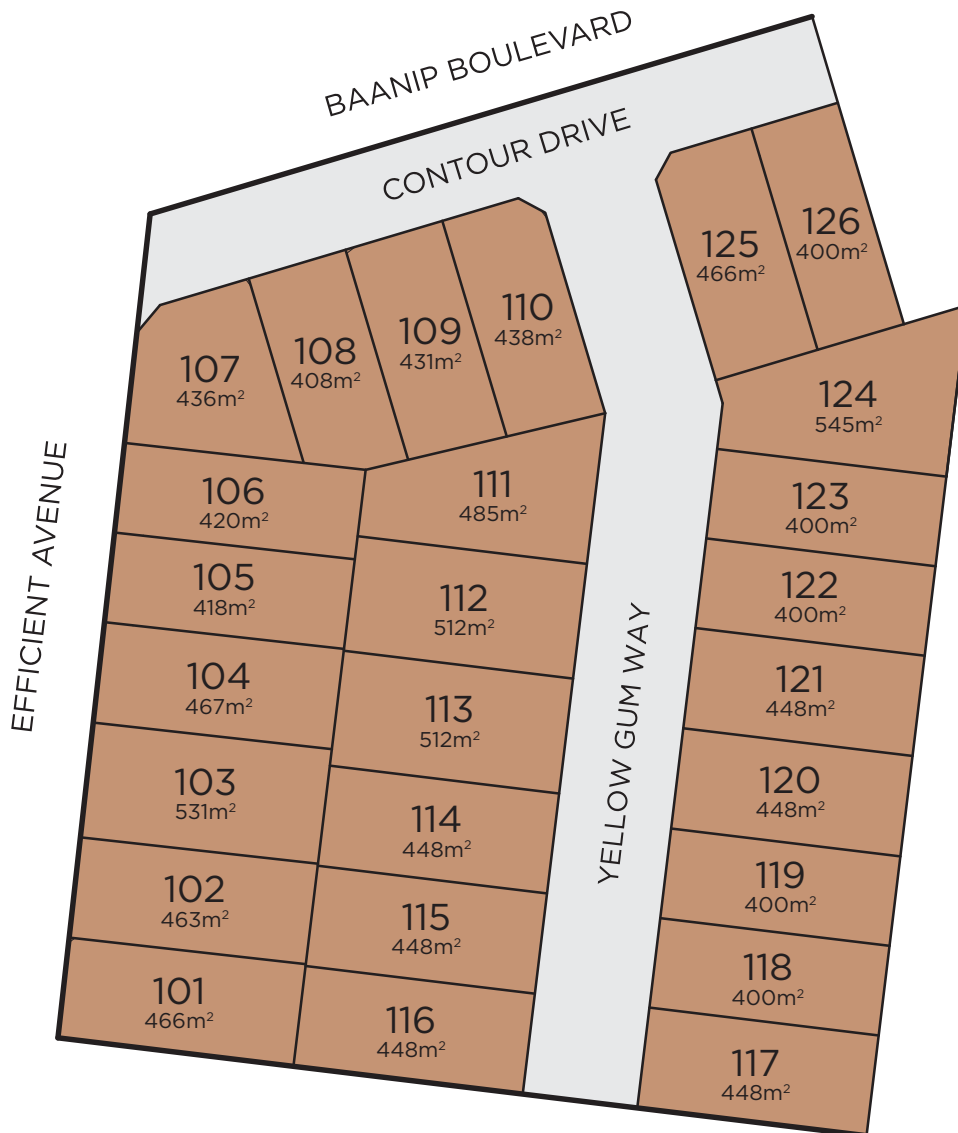


# STAGE ONE: THE KANGAROO GRASS RELEASE NOW SELLING LAND FROM \$259,000

GET IN TOUCH FOR PRICE LIST

## YARINGA

ARMSTRONG CREEK



Particulars herein are for information only and do not constitute any representation by the vendors or the agent. Prospective purchasers should check all measurements in the contract of sale price to purchase.

\*Source Google Maps. Travel distances/ times shown from Yaringa Armstrong Creek to destination. Times will vary according to road conditions and vehicle speed.

**Selling Agent: Maxwell Collins Real Estate**  
0409 151 896 | [info@yaringaarmstrongcreek.com.au](mailto:info@yaringaarmstrongcreek.com.au)  
[www.yaringaarmstrongcreek.com.au](http://www.yaringaarmstrongcreek.com.au)

**maxwell collins**



Emerald Facade

LOT 126 CONTOUR DRIVE, YARINGA, ARMSTRONG CREEK

HOME SIZE - 21sqsq

LAND SIZE - 400m<sup>2</sup>

PACKAGE PRICE

Capital 1221



**\$505,146**



### Your Home Inclusions

- ✓ Fixed site costs
- ✓ Floor coverings throughout
- ✓ 2590mm high ceilings
- ✓ 20mm stone to kitchen
- ✓ 900mm European appliances
- ✓ Tiled shower bases
- ✓ Vinyl sliding robes to bedrooms
- ✓ Coloured concrete driveway
- ✓ 25 year structural warranty
- ✓ Developer Guidelines & Covenants (if required)

0497 744 381 | Mathew Denning | [mathew.denning@harmacomes.com.au](mailto:mathew.denning@harmacomes.com.au) | [harmacomes.com.au](http://harmacomes.com.au)

Image may include upgrade items and may depict fixtures, finishes and features not supplied by Harmac Homes such as landscaping and fencing. Accordingly, any prices in this flyer do not include the supply of any of those items. \*Home and Land Package price correct at time of printing and subject to change without notice. Package price excludes external lighting, telephone service, stamp duty on land, legal fees and conveyancing costs including titles and property report. Floorplan is representation of facade depicted unless otherwise stated. Harmac Homes reserves the right to alter the images or descriptions without notice. See your Harmac Homes sales consultant for full details of standard inclusions. Land supplied by developer. Land prices and availability are subject to change without notice. All home & land packages are subject to developer approval. Fast Tracked packages include strict terms and conditions, refer to [harmacomes.com.au](http://harmacomes.com.au) for details.



Gable Facade

LOT 123 YELLOW GUM WAY, YARINGA, ARMSTRONG CREEK

HOME SIZE - 19sqs

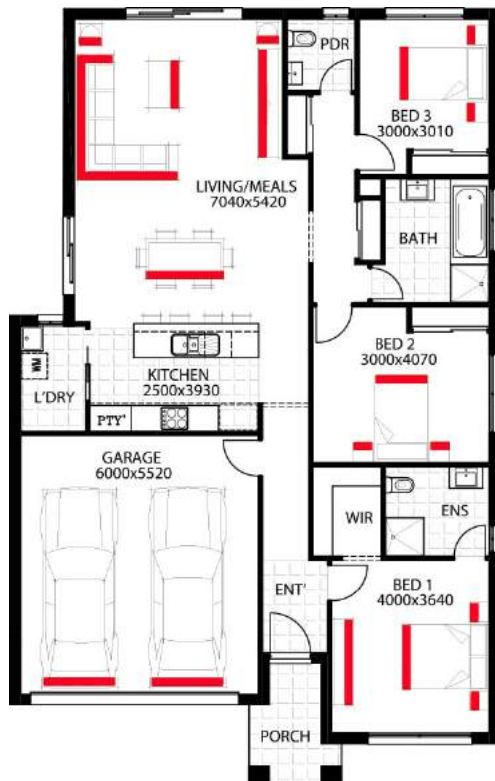
LAND SIZE - 400m2

PACKAGE PRICE

Endeavour 1219



**\$504,980**



### Your Home Inclusions

- ✓ Fixed site costs
- ✓ Floor coverings throughout
- ✓ 2590mm high ceilings
- ✓ 20mm stone to kitchen
- ✓ 900mm European appliances
- ✓ Tiled shower bases
- ✓ Vinyl sliding robes to bedrooms
- ✓ Coloured concrete driveway
- ✓ 25 year structural warranty
- ✓ Developer Guidelines & Covenants (if required)

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Emerald Facade

LOT 115 YELLOW GUM WAY , YARINGA , ARMSTRONG CREEK

HOME SIZE - 25sqs

LAND SIZE - 448m2

PACKAGE PRICE

Charlotte 1425



**\$548,146**



### Your Home Inclusions

- ✓ Fixed site costs
- ✓ Floor coverings throughout
- ✓ 2590mm high ceilings
- ✓ 20mm stone to kitchen
- ✓ 900mm European appliances
- ✓ Tiled shower bases
- ✓ Vinyl sliding robes to bedrooms
- ✓ Coloured concrete driveway
- ✓ 25 year structural warranty
- ✓ Developer Guidelines & Covenants (if required)

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Newport Facade

LOT 113 YELLOW GUM WAY , YARINGA , ARMSTRONG CREEK

HOME SIZE - 27sqs

LAND SIZE - 512m2

PACKAGE PRICE

Woodside 1627A



**\$579,646**



### Your Home Inclusions

- ✓ Fixed site costs
- ✓ Floor coverings throughout
- ✓ 2590mm high ceilings
- ✓ 20mm stone to kitchen
- ✓ 900mm European appliances
- ✓ Tiled shower bases
- ✓ Vinyl sliding robes to bedrooms
- ✓ Coloured concrete driveway
- ✓ 25 year structural warranty
- ✓ Developer Guidelines & Covenants (if required)

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Emerald Facade

LOT 112 YELLOW GUM WAY , YARINGA , ARMSTRONG CREEK

HOME SIZE - 26sqs

LAND SIZE - 512m2

PACKAGE PRICE

Endeavour 1626A



**\$575,146**



### Your Home Inclusions

- ✓ Fixed site costs
- ✓ Floor coverings throughout
- ✓ 2590mm high ceilings
- ✓ 20mm stone to kitchen
- ✓ 900mm European appliances
- ✓ Tiled shower bases
- ✓ Vinyl sliding robes to bedrooms
- ✓ Coloured concrete driveway
- ✓ 25 year structural warranty
- ✓ Developer Guidelines & Covenants (if required)

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Aspect Facade

LOT 109 CONTOUR DRIVE , YARINGA , ARMSTRONG CREEK

HOME SIZE - 23sqs

LAND SIZE - 431m<sup>2</sup>

PACKAGE PRICE

## Thornbury 210



4



2



2

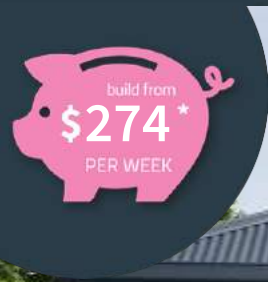
# \$524,646



## Your Home Inclusions

- ✓ Fixed site costs
- ✓ Floor coverings throughout
- ✓ 2590mm high ceilings
- ✓ 20mm stone to kitchen
- ✓ 900mm European appliances
- ✓ Tiled shower bases
- ✓ Vinyl sliding robes to bedrooms
- ✓ Coloured concrete driveway
- ✓ 25 year structural warranty
- ✓ Developer Guidelines & Covenants (if required)

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Province Facade

LOT 105 EFFICIENT AVENUE , YARINGA , ARMSTRONG CREEK

HOME SIZE - 24sqqs

LAND SIZE - 418m<sup>2</sup>

PACKAGE PRICE

Mayflower 1224



**\$534,646**



### Your Home Inclusions

- ✓ Fixed site costs
- ✓ Floor coverings throughout
- ✓ 2590mm high ceilings
- ✓ 20mm stone to kitchen
- ✓ 900mm European appliances
- ✓ Tiled shower bases
- ✓ Vinyl sliding robes to bedrooms
- ✓ Coloured concrete driveway
- ✓ 25 year structural warranty
- ✓ Developer Guidelines & Covenants (if required)

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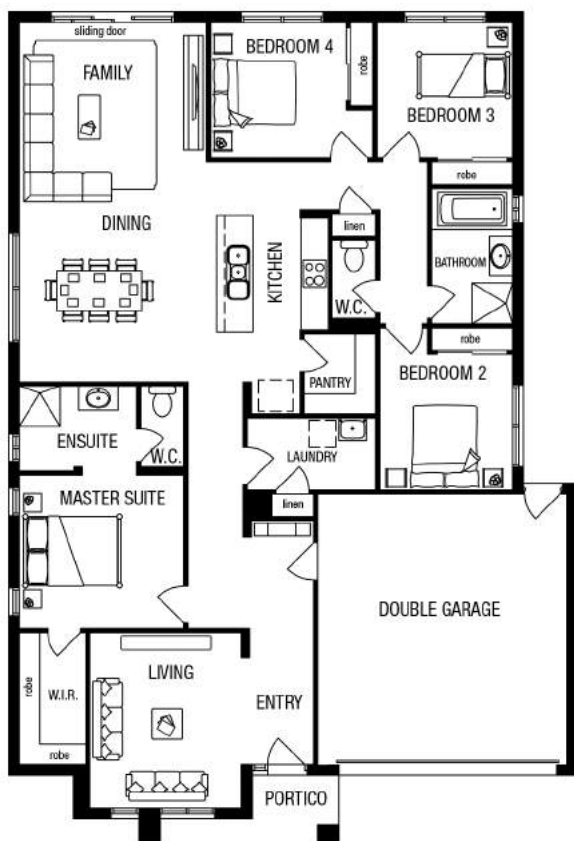
Price excludes: Fencing, Landscaping, Concrete pavers, Planter boxes, Decking

## \$568,581\*

LOT 124, YELLOW GUM WAY  
YARINGA ESTATE  
MOUNT DUNEED

TULLOCH 22  
ASPIRE FACADE

BLOCK SIZE | 545M<sup>2</sup>



### PACKAGE INCLUDES:

THE TULLOCH 22 WITH ASPIRE FACADE BUILT TO OUR INDUSTRY LEADING BASE SPECIFICATIONS AND LAND, PLUS:

- ✓ Lifetime structural guarantee#
- ✓ 20mm stone benchtop to Kitchen
- ✓ Large 900mm wide stainless steel appliances
- ✓ Laminate overhead kitchen cupboards (2 sets)
- ✓ Feature front render (up to 30m<sup>2</sup>)
- ✓ Concrete driveway and path (up to 35m<sup>2</sup>)
- ✓ BAL 12.5 requirements^
- ✓ Fibre optic package
- ✓ Floor Coverings throughout
- ✓ 450mm Eaves front facade
- ✓ Personalised colour selection with an interior designer
- ✓ 3 coat paint system to walls and ceiling



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\*Home and Land Package price correct at time of printing and subject to change without notice. Package price excludes external lighting, telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. See your Metricon new home advisor for full details of standard inclusions. Land supplied by developer. Land prices and availability are subject to change without notice. All home & land packages are subject to developer approval. #For details on our Lifetime structural guarantee visit metricon.com.au/terms/structuralguarantee. Newfield Real Estate Pty Ltd ACN 159 312 722, Licence number 028051L, VIC Builder's Licence: CDB-U 52967 +Typical site cost allowance included in the price. Additional site costs may apply if site survey and soil tests indicate the presence of fill or more than 300mm of land fall or presence of rock above the typical site allowance made. Package Printed Date: 25/08/2020 Price Region: Geelong



Price excludes: Fencing, Landscaping, Concrete pavers, Planter boxes, Decking

## \$524,921\*

LOT 123, YELLOW GUM WAY  
YARINGA ESTATE  
MOUNT DUNEED

AMIRA 22A  
PEAK FACADE

BLOCK SIZE | 400M<sup>2</sup>



### PACKAGE INCLUDES:

THE AMIRA 22A WITH PEAK FACADE BUILT TO OUR INDUSTRY LEADING BASE SPECIFICATIONS AND LAND, PLUS:

- ✓ Lifetime structural guarantee#
- ✓ 20mm stone benchtop to Kitchen
- ✓ Large 900mm wide stainless steel appliances
- ✓ Laminate overhead kitchen cupboards (2 sets)
- ✓ BAL 12.5 requirements<sup>^</sup>
- ✓ Fibre optic package
- ✓ Choice of stylish basins to ensuite/bathroom
- ✓ 450mm Eaves front facade
- ✓ Laminate timber flooring to entry, dining, kitchen & family areas<sup>^</sup>
- ✓ Carpet to all remaining areas (excluding wet areas)<sup>^</sup>
- ✓ Personalised colour selection with an interior designer
- ✓ Stunning Facade included
- ✓ 90 days maintenance period



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Price excludes: Fencing, Landscaping, Concrete pavers, Planter boxes, Decking

## \$527,821\*

LOT 122, YELLOW GUM WAY  
YARINGA ESTATE  
MOUNT DUNEED

AMIRA 22A  
YALE FACADE

BLOCK SIZE | 400M<sup>2</sup>



### PACKAGE INCLUDES:

THE AMIRA 22A WITH YALE FACADE BUILT TO OUR INDUSTRY LEADING BASE SPECIFICATIONS AND LAND, PLUS:

- ✓ Lifetime structural guarantee#
- ✓ 20mm stone benchtop to Kitchen
- ✓ Large 900mm wide stainless steel appliances
- ✓ Laminate overhead kitchen cupboards (2 sets)
- ✓ Concrete driveway and path (up to 35m<sup>2</sup>)
- ✓ BAL 12.5 requirements^
- ✓ Fibre optic package
- ✓ Choice of stylish basins to ensuite/bathroom
- ✓ Floor Coverings throughout
- ✓ 450mm Eaves front facade
- ✓ Personalised colour selection with an interior designer
- ✓ Stunning Facade included
- ✓ 90 days maintenance period
- ✓ 3 coat paint system to walls and ceiling



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## \$519,849\*

LOT 121, YELLOW GUM WAY  
YARINGA ESTATE  
MOUNT DUNEED

AMIRA 20  
NEO FACADE

BLOCK SIZE | 448M<sup>2</sup>



### PACKAGE INCLUDES:

THE AMIRA 20 WITH NEO FACADE BUILT TO OUR INDUSTRY LEADING BASE SPECIFICATIONS AND LAND, PLUS:

- ✓ Lifetime structural guarantee#
- ✓ 20mm stone benchtop to Kitchen
- ✓ Large 900mm wide stainless steel appliances
- ✓ Laminate overhead kitchen cupboards (2 sets)
- ✓ Feature front render (up to 30m2)
- ✓ Concrete driveway and path (up to 35m2)
- ✓ BAL 12.5 requirements^
- ✓ Fibre optic package
- ✓ 450mm Eaves front facade
- ✓ Laminate timber flooring to entry, dining, kitchen & family areas^
- ✓ Carpet to all remaining areas (excluding wet areas)^
- ✓ Personalised colour selection with an interior designer
- ✓ 90 days maintenance period
- ✓ 3 coat paint system to walls and ceiling



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## House and land package from \$534,900\*

Address: 118 EFFICIENT AVENUE, MOUNT DUNEED

### Inclusions:

- + 2550mm Ceilings
- + Double Glazed Windows
- + Floor Coverings throughout
- + S/Steel appliances
- + Ducted Heating
- + Site Costs Allowance

## Portland 211 - Promotional Design



**Give us a call or drop in for a chat today.**

### Office:

Geelong

228 Moorabool St, Geelong Vic 3220

Oakwood Plains Pty Ltd, CDB-U 54088.

**Simon Marsh**

New Home Consultant

Call: 0410 271 891

Email: [simon.marsh@gjgardner.com.au](mailto:simon.marsh@gjgardner.com.au)

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Call: 03 5221 1447

Email: [geelong@gjgardner.com.au](mailto:geelong@gjgardner.com.au)

Or visit [gjgardner.com.au](http://gjgardner.com.au)



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Welcome **home.**

**G.J. Gardner.** HOMES




**House and land package from \$502,999\***

**Address: 126 CONTOUR DIVE, MOUNT DUNEED**

**Inclusions:**

- + Colorbond Roof
- + Double Glazed Windows
- + Floor Coverings throughout
- + S/Steel appliances
- + Ducted Heating
- + Site Costs Allowance

**Nova 170 - Express Series**

3  2  2 

**Give us a call or drop in for a chat today.**

**Office:**

Geelong

228 Moorabool St, Geelong Vic 3220  
Oakwood Plains Pty Ltd, CDB-U 54088.

**Simon Marsh**

New Home Consultant

Call: 0410 271 891

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Call: 03 5221 1447

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*Register your interest today*



**maxwell collins**

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[www.yaringaarmstrongcreek.com.au](http://www.yaringaarmstrongcreek.com.au)