

A woman with voluminous curly hair is sitting on a white modern chair in a bright, minimalist dining room. She is wearing a light blue bomber jacket over a grey ribbed top and light-colored trousers. The background shows a wooden dining table and a framed picture on the wall.

*Start new  
start now.*

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House & Land Catalogue

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Ready to Build House & Land  
from \$416,900\*<sup>^</sup>

<sup>^</sup>See back page for more details.

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18 inspiring House & Land packages

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**savana**

by AVID Property Group

# Why buy new

## Enjoy the home you want.

**Only when you build new, do you get the chance to choose exactly how you want to live – from the floorplan to the fittings and finishes. It's your chance to live in your dream home, not someone else's.**



### **New homes are more energy efficient**

Overall new homes are much more energy efficient than older homes, thanks to better designs, improved insulation, tighter building regulations and a greater commitment to environmentally sustainable living. As well as being better for the planet, lower utility bills are better for your hip pocket.



### **You get to decide how your home functions**

Buying your first home is a new beginning, it's the foundation to your future and a chance to design your living environment the way you want.



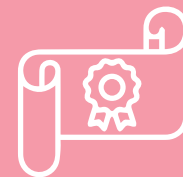
### **It's your dream home, not someone else's**

Building new gives you the chance to do what YOU want, from floorplans and fittings to paint, tiles and flooring – all how you dreamt it should be.



### **Avoid renovation expenses**

Everything built into a new home is brand new, so you don't have to worry about hidden plumbing problems or outdated wiring – and it is a lot more convenient and usually a lot less stressful than renovating an existing building.



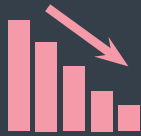
### **Home warranty**

Your new home is covered by a host of warranties – from the included appliances and fittings to the construction itself, check with your selected builder for full details.

# Why buy now

## *The greatest step you'll take.*

**Buying your first home is one of the most important milestones in life. A new beginning, it's the foundation to your future and a chance to design your living environment the way you want, with the knowledge that your new home, is indeed all yours.**



### **All-time low interest rates**

Bank interest rates are at record lows, which is great news for homebuyers. In fact, for many people, monthly mortgage payments may even be cheaper than rent.



### **Better lending criteria**

Financial regulators have made it easier for banks to lend money – scrapping the old criteria requiring proof that you could afford a 7% loan and replacing it with a requirement to simply show you can afford a 2.5% rise in your current agreed interest rate.

### **FHOG**

### **First home owners grant**

Victoria's \$10,000 First Home Owners Grant is still available to eligible first home buyers. Check out [www.sro.vic.gov.au/content/will-i-be-eligible-first-home-owner-grant](http://www.sro.vic.gov.au/content/will-i-be-eligible-first-home-owner-grant) to see if you are eligible.



### **Stamp Duty on land only**

Unlike buying an established home – where the value of the home and land are factored in – the stamp duty you pay when buying new is applied only to the land, as there is no house yet, and this can potentially save you thousands of dollars.



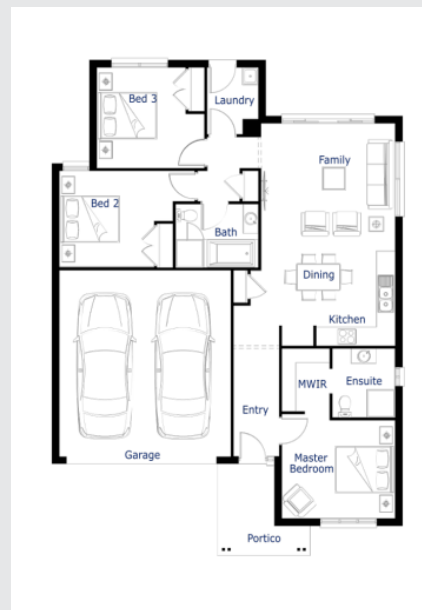
Jura 16 Ferndale

Lot 1028

House size 16sq



H&L from \$416,900\*\*



#### Features

- Fixed price site costs
- Guaranteed site start<sup>+</sup>
- Euro stainless steel cooktop & oven
- Gas ducted heating
- Meets Developer Design Guidelines



Jura 16 Griffith

Lot 1027

House size 16sq



H&L from \$416,900\*\*



#### Features

- Fixed price package inclusions
- Fixed price site costs
- Guaranteed site start<sup>+</sup>
- Euro stainless steel cooktop & oven
- Gas ducted heating
- Meets Developer Design Guidelines



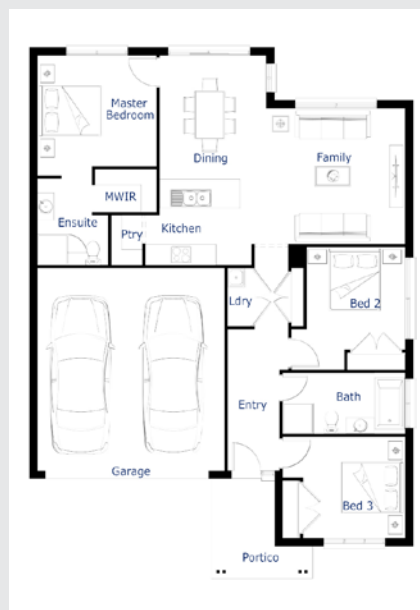
Mila16 Ferndale

Lot 1028

House size 16sq

3 2 2

H&L from \$418,900\*



#### Features

- Fixed price site costs
- Guaranteed site start<sup>†</sup>
- Euro stainless steel cooktop & oven
- Gas ducted heating
- Meets Developer Design Guidelines



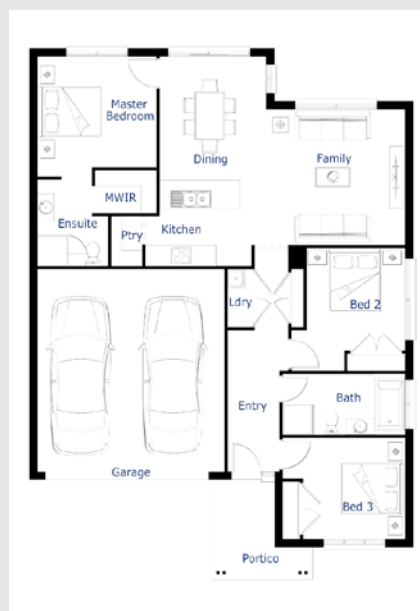
Mila16 Griffith

Lot 1027

House size 16sq

3 2 2

H&L from \$418,900\*



#### Features

- Fixed price site costs
- Guaranteed site start<sup>†</sup>
- Euro stainless steel cooktop & oven
- Gas ducted heating
- Meets Developer Design Guidelines



Burnet 18

Lot 1038

House size 18sq

3 2 2

H&L from \$452,043\*



#### Features

- Lifetime structural guarantee
- Meets Developer Design Guidelines and Council requirements
- 450mm eaves to facade
- Keyed window locks to all openable windows
- 3 Coat paint application
- Sectional lift garage door
- Tiled shower base
- Subject to site costs
- Finance solutions available

  
SIMONDS

Belmont 188

Lot 1038

House size 18.8sq

4 2 2

H&L from \$459,500\*



#### Features

- Stainless steel dishwasher and microwave
- Inclusive of fixed site costs & connections
- Downlights to living areas
- Stone bench top to kitchen
- 900mm upright oven and cook top with canopy rangehood
- Quality floor coverings throughout home
- 2550mm ceiling heights

  
MIMOSA  
HOMES

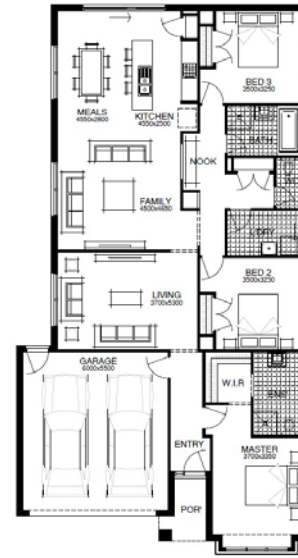
Rubin 21

Lot 1038

House size 21sq

3 2 2

H&L from \$468,906\*



#### Features

- Lifetime structural guarantee
- Meets Developer Design Guidelines and Council requirements
- 450mm eaves to facade
- Keyed window locks to all openable windows
- 3 Coat paint application
- Sectional lift garage door
- Tiled shower base
- Subject to site costs
- Finance solutions available

  
SIMONDS

Enfield 210

Lot 1012

House size 22sq

3 2 2

H&L from \$471,990\*



#### Features

- Stainless steel dishwasher and microwave
- Inclusive of fixed site costs & connections
- Downlights to living areas
- Stone bench top to kitchen
- 900mm upright oven and cook top with canopy rangehood
- Quality floor coverings throughout home
- 2550mm ceiling heights

  
MIMOSA  
HOMES

Churchill 220

Lot 1011

House size 22sq

 3
  2
  2

H&amp;L from \$477,300\*



### Features

- Stainless steel dishwasher and microwave
- Inclusive of fixed site costs & connections
- Downlights to living areas
- Stone bench top to kitchen
- 900mm upright oven and cook top with canopy rangehood
- Quality floor coverings throughout home
- 2550mm ceiling heights



Byfield 19

Lot 1038

House size 19sq

 3
  2
  2

H&amp;L from \$484,547\*



### Features

- Lifetime structural guarantee
- Meets Developer Design Guidelines and Council requirements
- 450mm eaves to facade
- Keyed window locks to all openable windows
- 3 Coat paint application
- Sectional lift garage door
- Tiled shower base
- Subject to site costs
- Finance solutions available





Hamilton 230

Lot 1013

House size 22sq

4 2 2

H&L from \$487,990\*



#### Features

- Stainless steel dishwasher and microwave
- Inclusive of fixed site costs & connections
- Downlights to living areas
- Stone bench top to kitchen
- 900mm upright oven and cook top with canopy rangehood
- Quality floor coverings throughout home
- 2550mm ceiling heights



Chervil 21

Lot 1042

House size 21sq

4 2 2

H&L from \$488,233\*



#### Features

- Lifetime structural guarantee
- Meets Developer Design Guidelines and Council requirements
- 450mm eaves to facade
- Keyed window locks to all openable windows
- 3 Coat paint application
- Sectional lift garage door
- Tiled shower base
- Subject to site costs
- Finance solutions available



Tempo

Lot 1012

House size 17.88sq

3 2 2

H&amp;L from \$496,662\*



#### Features

- Site cost allowance
- Meets Developer Design Guidelines and Council requirements
- Colorbond roofing
- Remote control panel lift garage door
- Braemar gas ducted heating
- Carpet and tiles throughout
- 600mm stainless steel appliances
- Driveway, paving and crossover
- 2590mm ceiling heights



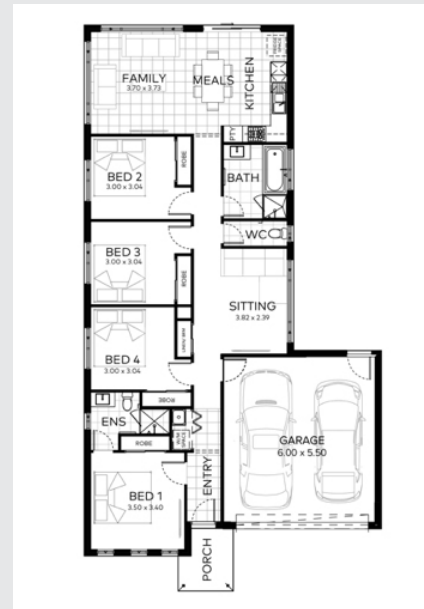
Power

Lot 1013

House size 17.57sq

4 2 2

H&amp;L from \$496,993\*



#### Features

- Site cost allowance
- Meets Developer Design Guidelines and Council requirements
- Colorbond roofing
- Remote control panel lift garage door
- Braemar gas ducted heating
- Carpet and tiles throughout
- 600mm stainless steel appliances
- Driveway, paving and crossover
- 2590mm ceiling heights



Haste

Lot 1026

House size 14.99sq

3 2 2

H&L from \$496,993\*



#### Features

- Site cost allowance
- Meets Developer Design Guidelines and Council requirements
- Colorbond roofing
- Remote control panel lift garage door
- Braemar gas ducted heating
- Carpet and tiles throughout
- 600mm stainless steel appliances
- Driveway, paving and crossover
- 2590mm ceiling heights



Johanna 240

Lot 1040

House size 22sq

4 2 2

H&L from \$509,900\*



#### Features

- Stainless steel dishwasher and microwave
- Inclusive of fixed site costs & connections
- Downlights to living areas
- Stone bench top to kitchen
- 900mm upright oven and cook top with canopy rangehood
- Quality floor coverings throughout home
- 2550mm ceiling heights



Chadwick 24

Lot 1024

House size 23sq

3 2 2

H&L from \$522,700\*



#### Features

- Fixed price site costs and connections
- Meets Council requirements
- Flooring throughout
- 20mm caesarstone benchtop with 16mm shadowline to kitchen
- Glass splash back to kitchen
- Stainless steel dishwasher
- Laminate laundry cabinetry and stainless steel trough



Nimble

Lot 1043

House size 23.68sq

4 2 2

H&L from \$568,193\*



#### Features

- Site cost allowance
- Meets Developer Design Guidelines and Council requirements
- Colorbond roofing
- Remote control panel lift garage door
- Braemar gas ducted heating
- Carpet and tiles throughout
- 600mm stainless steel appliances
- Driveway, paving and crossover
- 2590mm ceiling heights







savana

## The new Festival Land Release is now selling.

### Celebrate a new life at Savana

Savana brings you closer to everything you need including shopping, entertainment, health care, top schools and the Wyndham Vale train station right on your doorstep.

Created around traditional neighbourhood values there is a sense of genuine community spirit and wellbeing at Savana. It is a place where the parks become your garden and people want to get out and about, spend time with family and friends and enjoy the Savana way of living.

Blocks start from \$245,000<sup>^</sup> and range from 295m<sup>2</sup> to 448m<sup>2</sup>.

Call or email us today for an appointment and discover Savana, where it all comes together for you to celebrate a new life.

Savana Sales & Information Centre (open by appointment only).

Call 1300 723 452 or email [savana@avid.com.au](mailto:savana@avid.com.au)

23 Brightvale Boulevard, off Hobbs Road, Wyndham Vale

Ready to  
build late  
2020.



Festival Release
  Future Release
  Builder Blocks

Easements
  Past Releases



## With you, all the way home.



**Building your first home is exciting. AvidConnect can help take the worry out of this exciting move. Our two-way communication platform can help you with choosing the right block through to contracts, settlement, building and even moving in and meeting your neighbours.**

- We will provide you with guidance with a series of emails and SMS at important milestones in your journey
- We will ask you how your journey is going with a series of surveys at key milestones in your journey, checking in and seeing how AVID Property Group can provide a better service
- You will have a dedicated Customer Service Manager to help you if you need personal, over the phone guidance
- Or, if you prefer to self-serve, you can connect to our information site [avidconnect.com.au](http://avidconnect.com.au) for helpful information to guide you through the process of buying land, building a home and moving to a new community
- We will invite you to meet your neighbours at events before you settle into your new community
- We will be with you all the way home.

  
**AvidConnect**





# savana

by AVID Property Group

Situated perfectly between Geelong and Melbourne and incorporating impressive parklands, playgrounds, its own childcare centre, and a future magnificent nature reserve right on the banks of the Werribee River, Savana is tailored to suit the needs of families, young homeowners and active retirees. Surrounded by established shopping, education and transport options including the Wyndham Vale train station and Manor Lakes Shopping Centre, Savana puts you at the heart of everything you need. Enjoy landscaped parks, enticing playgrounds and a community vibe that's warm, welcoming and wonderfully diverse.

- A well-connected, riverside address with a commitment to families and wellbeing
- Savana's impressive 1 hectare park including playground, community meeting and open play spaces
- Inspiring nature reserve right beside the Werribee River
- Savana's own childcare centre
- Block choices from 315m<sup>2</sup> to 571m<sup>2</sup>
- Large selection of house & land packages from \$416,900\*<sup>^</sup>
- Close to historic Werribee, the M1 freeway and Wyndham Vale train station

[savanaliving.com.au](http://savanaliving.com.au)



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savanaliving.com.au

\*\*\$416,900 House and Land Package based on Lot 1027/1028 Jura 16 by Porter Davis Homes. \*Refer to Porter Davis guaranteed site start details. This brochure contains only general information and cannot be relied on for the purpose of purchasing land or enter into a contract with a builder. A decision to purchase land, or to enter into a contract with a builder, should only be made after obtaining appropriate legal and financial advice. You must make your own enquiries in relation to the land you have chosen before entering into a contract with us. Builders referred to in this brochure are not associated with AVID Group in any way. You must make your own enquiries in relation to an appropriate builder before entering into any building contract. AVID Property Group gives no warranty and makes no representations as to the accuracy or sufficiency of any description, photograph, illustration or statement contained in this document and accepts no liability for any loss which may be suffered by any person who relies upon the information presented. All information provided is subject to change without notice. Dimensions, areas, layout, time periods and dates are approximate only. Photographs and illustrations in this document are indicative only and may not depict the actual development. For full terms and conditions see [www.avid.com.au/house-land-terms-conditions/](http://www.avid.com.au/house-land-terms-conditions/) For full disclaimer see [www.avid.com.au/disclaimer/](http://www.avid.com.au/disclaimer/)

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