



TOWNLIVING

ALAMORA

TARNEIT

MORE TO LOVE AT ALAMORA TARNEIT

TIMELESS SOPHISTICATION

Welcome to Alamora – Villawood’s most exciting community yet, where thoughtfully designed TownLiving by Metricon townhomes offer the perfect blend of style, function and low-maintenance living.

Set in the thriving Sayers Road precinct, this vibrant Tarneit address connects you to established schools, train stations, major roads, employment hubs and everyday essentials – all just moments from your door.

With walkable green streets, parks, retail, and community spaces already taking shape, Alamora is designed for families and first-home buyers ready to grow, belong and thrive.

Backed by over 46 years of home building expertise, Metricon is proud to bring award-winning design and trusted quality to Alamora – offering modern townhomes that deliver exceptional value for today’s lifestyle.



LUXURY



TURN THE KEY



START LIVING

CONVENIENCE



CONTEMPORARY LIVING IN MELBOURNE'S THRIVING WEST

Welcome to Alamora – Tarneit's most exciting new address, just 30km from Melbourne's CBD. Set within a vibrant masterplanned community by Villawood, Alamora brings together modern homes, generous open space and everyday convenience in one of the west's fastest-growing locations.

Live well at Alamora, Tarneit Alamora offers a fresh take on modern living in Melbourne's thriving West. Just 30km from the CBD, this thoughtfully planned community by Villawood has been designed to bring people together, with open green spaces, walkable streets and a strong sense of connection from day one.

With tree-lined boulevards, over 15 hectares of parklands, natural wetlands and future-ready infrastructure, Alamora is a place where families and first-home buyers can truly feel at home. The layout encourages outdoor living, neighbourly connection and a lifestyle that's active, balanced and community focused.

Here, you're close to everything you need. Established schools, childcare centres and shopping precincts are all within easy reach, along with the future town centre and sports precinct already taking shape. Tarneit Train Station is just minutes away, offering a smooth commute to the city or Geelong, and the future Outer Metropolitan Ring Road will provide even faster access to Melbourne's North and West.

Whether it's a morning walk through the wetlands, a weekend footy match at the nearby ovals, or a coffee catch-up with friends, Alamora has been designed to make everyday life easier, more enjoyable and more connected.



CLUB ALAMORA – THE HEART OF THE COMMUNITY

A true centrepiece of the estate, Club Alamora is an exclusive private residents' club designed to elevate the everyday. Whether you're keeping fit, relaxing with family or catching up with friends, this purpose-built space is where community spirit comes to life.

It features:

- Resort-style swimming pools – including a kids' splash zone and lap pool
- Fully equipped gym – perfect for keeping active
- Café – a local go-to for coffee, brunch or casual catch-ups
- Function spaces – ideal for birthdays, events and community celebrations
- Family-friendly areas – relaxed indoor-outdoor spaces to meet, play and unwind

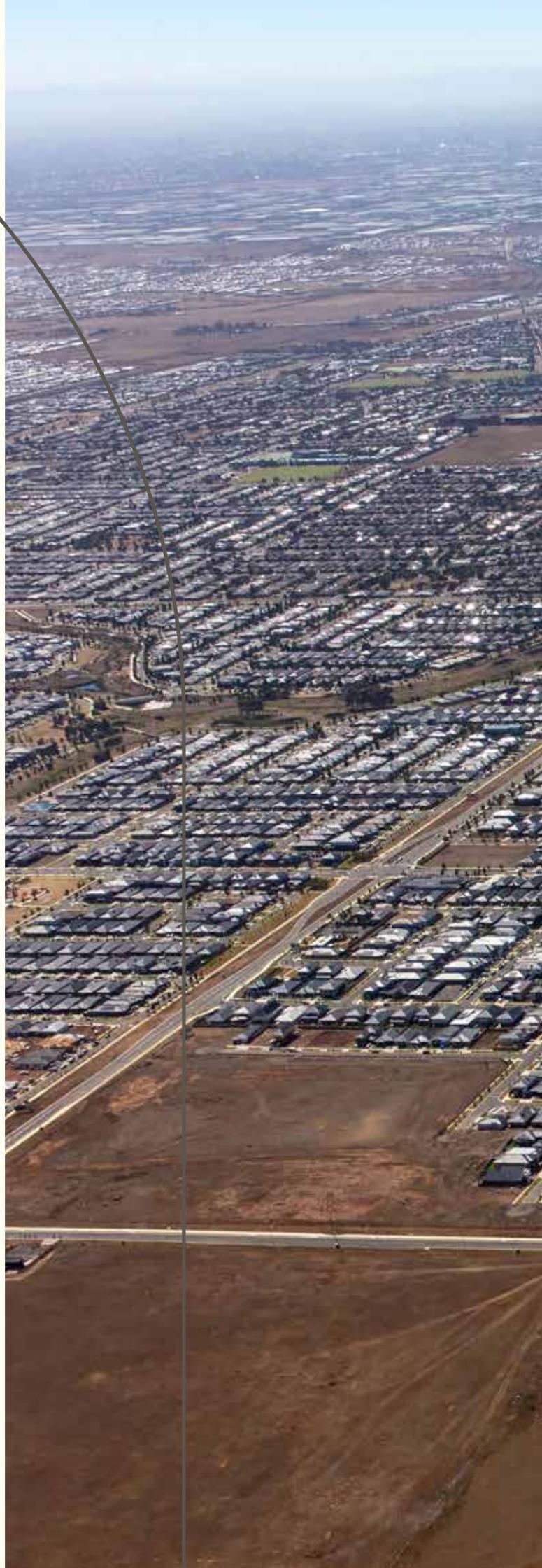
Whether it's a quick workout, weekend swim or quiet coffee, Club Alamora offers something for every lifestyle – and it's all just a short stroll from home.



ALAMORA
Tarneit

KEY HIGHLIGHTS OF ALAMORA

- Located just a 45-minute drive (30 km) from Melbourne CBD and a 55-minute drive (45 km) from Geelong.
- Well connected to major road networks and only 7.4km from Tarneit Station and 1km from a future Metro Station.
- More than 15 hectares of open space, including 4 parks, two sports reserves and the 15,000 seat Wyndham City stadium built right next door.
- Future town and employment precinct 300 metres away.
- Private community club and recreation facility featuring swimming pools, gym, café and family spaces.
- The Werribee Mercy hospital is a short 16-minute drive (11.3km).
- Proximity to excellent primary and secondary schools including a future primary school and secondary school. You'll also find several established schools and universities nearby, including:
 - Davis Creek Primary (3.2km)
 - The Islamic College of Melbourne (3.3km)
 - The Good News Lutheran College located (4.6km)
 - Westbourne Grammar (8.6km)
 - University of Melbourne, Werribee Campus (11.3km)
 - Victoria University, Werribee Campus (11.9 km)
- Surrounded by nature with the Werribee River and hiking trails all within walking distance.
- Luxury fine dining and wines at the Shadowfax winery, just a 20-minute drive away.







SALES OFFICE

SAYERS ROAD

CHILD'S PLAY ETC

DISPLAY VILLAGE

EXISTING RESIDENTIAL BY OTHERS

FERONIA AVENUE PARK

WETLANDS RESERVES

CLUB ALAMORA

FUTURE SPORTS RESERVE

BETHANY ROAD

COMMUNITY CENTRE

KARWAN PRIMARY SCHOOL

BRINBEAL SECONDARY COLLEGE

PARKLAND RESERVE

PARKLAND RESERVE

TOWNLIVING RELEASE

EXISTING RESIDENTIAL BY OTHERS

HOGANS ROAD

PARKLAND RESERVE

LOCAL CONVENIENCE CENTRE

EXISTING RESIDENTIAL BY OTHERS

PARKLAND RESERVE

FUTURE SPORTS RESERVE

FUTURE URBAN LAYOUT BY OTHERS

MASTERPLAN

PERFECTLY POSITIONED IN ALAMORA

Enjoy a premium location within the Alamora estate, with your front door opening directly onto a peaceful reserve. These townhomes offer the best of both worlds - scenic views and a sense of space at the front, with the practicality of rear laneway access to your private garage.



This map is an artist impression created for illustrative purposes only and is intended to provide a general overview of the surrounding streetscape. It is not to scale and may not reflect final lot boundaries, landscaping, or infrastructure. All details are subject to change without notice. For accurate and up-to-date information, including lot dimensions, orientation and positioning, please refer to the final contract plans and relevant documentation.

A

Lot 1544
Gembrook Cnr
House area 18.9sq
Lot area 186m2

B

Lot 1545
Gembrook Mid
House area 18.8sq
Lot area 150m2

C

Lot 1546
Gembrook Mid
House area 18.8sq
Lot area 150m2

D

Lot 1547
Gembrook Mid
House area 18.8sq
Lot area 150m2

E

Lot 1548
Boneo Mid
House area 14.5sq
Lot area 112m2



A

B

C

D

E

WHICH ONE IS YOURS?

F

Lot 1549
Boneo Mid
House area 14.5sq
Lot area 112m2

G

Lot 1550
Gembrook Mid
House area 18.8sq
Lot area 150m2

H

Lot 1551
Gembrook Mid
House area 18.8sq
Lot area 150m2

I

Lot 1552
Gembrook Mid
House area 18.8sq
Lot area 150m2

J

Lot 1553
Gembrook Cnr
House area 18.9sq
Lot area 186m2



F

G

H

I

J

TIMELESS

SOPHISTICATED ATTENTION

For illustration purposes only.

BONEO MID

14.5 SQS

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 main bathroom. A perfect setting for your family to unwind and thrive.

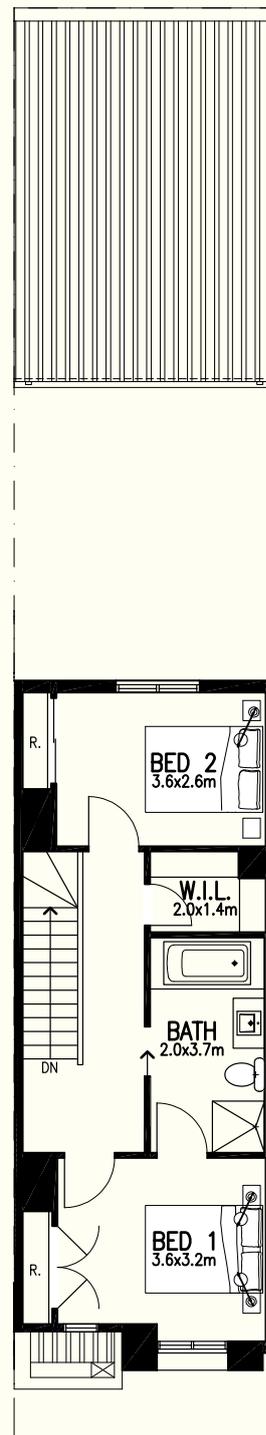


HOUSE AREA:	105.62m ²
GARAGE:	29.12m ²
PORTICO:	0.60m ²
TOTAL AREA:	134.79m ²

GROUND FLOOR



FIRST FLOOR



GEMBROOK CNR

18.9 SQS

Positioned at the end of the block, this bright and modern four-bedroom Gembrook-Corner 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 main bathroom and ensuite, and a cozy living area at the center. This thoughtful design provides the perfect space for your family to unwind and enjoy.

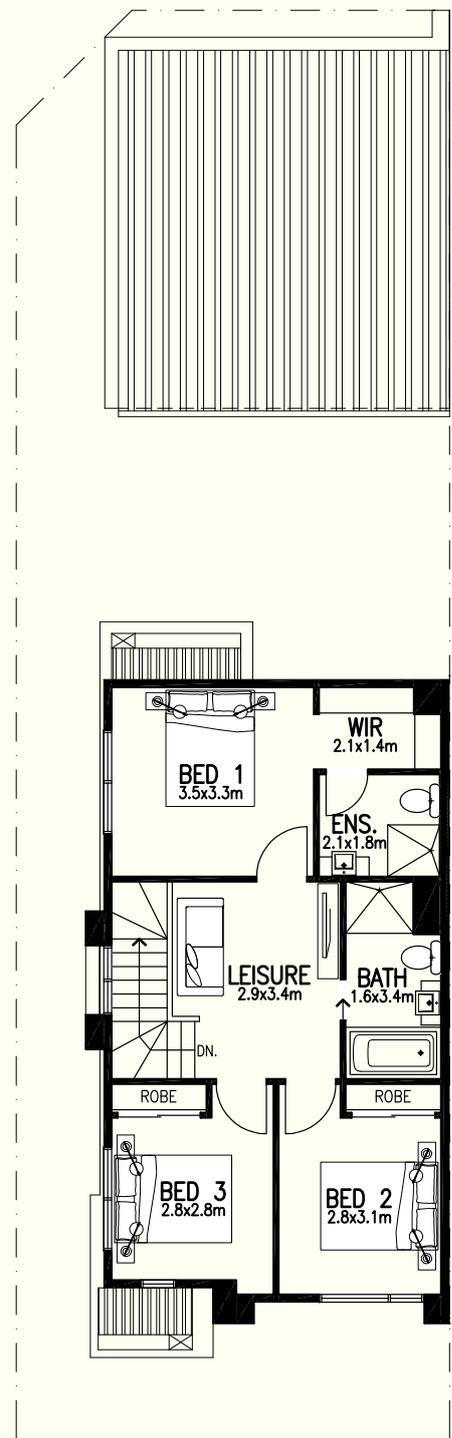


HOUSE AREA:	135.04m ²
GARAGE:	38.63m ²
PORTICO:	1.86m ²
TOTAL AREA:	175.53m ²

GROUND FLOOR



FIRST FLOOR



GEMBROOK MID

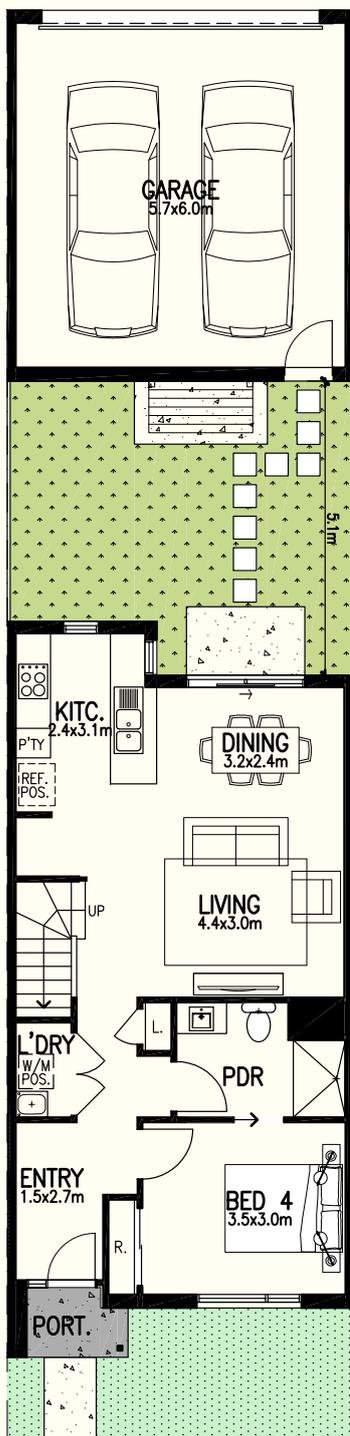
18.8 SQS

Designed as the perfect companion to the Gembrook-Corner, 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 main bathroom and ensuite, and a cozy central living area. This well-thought-out design is the ideal setting for your family to unwind and enjoy.



HOUSE AREA:	134.10m ²
GARAGE:	38.82m ²
PORTICO:	1.96m ²
TOTAL AREA:	174.88m ²

GROUND FLOOR



FIRST FLOOR



PREMIUM INCLUSIONS THOUGHTFULLY CONSIDERED

Every TownLiving home at Alamora is designed for comfortable, stylish living from day one. With quality inclusions like stone benchtops, flooring, front landscaping, driveway and fencing carefully chosen and included, your home is ready for you to move in and enjoy without the hassle.

Choose from three professionally curated colour schemes – Pepper, Caramel and Almond – designed by our interior expert to suit a variety of tastes. Small optional upgrades are also available for those wanting to add a personal touch.



KITCHEN

- A 20mm stone composite to kitchen benchtops
- B Ceramic tiles to kitchen splashback
- C Electric black/glass 600mm wide, fan forced oven
- D Black glass induction, 600mm wide cooktop
600mm wide stainless steel undermount rangehood.
Ducted through to external air.
Microwave provision
- E Rectangular sink mixer
- F Cabinetry throughout. Refer to working drawings for more information.



BATHROOM

- A 20mm stone composite to bathroom benchtop
- B White glass fibre composite shower base with semi-framed screen, pivot door and silver trim
Mixer taps to bath, basin and shower, with slide rail shower head (refer to plans)
Single metal towel rail to bathroom and ensuite (home specific)
- C White toilet and toilet roll holder
- D Laminate vanity cabinetry
- E Wide mirror with polished edges, seated above the vanity (upgrade available)
White inset, semi-recessed or wall basin (home specific)
- F White acrylic bath



OUTSIDE

Fixed site costs (no more to pay)

- A Landscaping to the front yard
Concrete driveway as per colour schedule
- B Freestanding lockable letterbox
Single folding frame wall mounted clothesline
Full fencing as per developer guidelines
Concrete paving to driveway, porticos, front porch and pad under the clothesline



INSIDE

- A 2550mm ceiling height to ground floor
- B Timber look laminate flooring to the main living, meals, entry and kitchen
LED downlights
Split system to main living
PowerPoints throughout
- C Skirtings, architraves and cornices
Carpet to bedrooms
Wall panel heaters to all bedrooms



PEPPER

COLOUR WITH CHARACTER

Crafted to inspire drama and elegance, this dynamic palette introduces a refined yet daring feel, bringing complexity and character to your home.

Upgrade colour schemes are available at an additional cost. Images are for illustration purposes only. For more information speak to your New Home Advisor.

1. Kitchen, Bathroom, Ensuite & Benchtops
2. Bathroom, Ensuite, Laundry Base
Laminate Cupboards & Kitchen
Overhead Cupboards
3. Internal Paint Colour
4. Kitchen base Cupboards
5. Floor Tiles
6. Timber Flooring
7. Carpet
8. Wall Tiles (Wet Areas & Kitchen
Splashback)

UPGRADES

9. Premium Carpet
10. Premium Timber Flooring
11. Mirror
12. Kitchen Splashback
13. Blinds





11.



12.



3.



2.

4.



6.

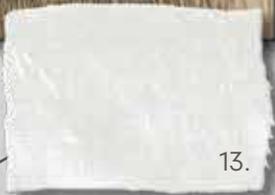
10.

1.



5.

8.



13.



7.

9.



ALMOND

COLOUR WITH CHARACTER

Designed to evoke warmth and serenity, this soothing palette adds a refined yet relaxed charm, creating a peaceful and inviting atmosphere in any space.

Upgrade colour schemes are available at an additional cost. Images are for illustration purposes only. For more information speak to your New Home Advisor.

1. Kitchen, Bathroom, Ensuite & Benchtops
2. Bathroom, Ensuite, Laundry Base Laminate Cupboards & Kitchen Overhead Cupboards
3. Internal Paint Colour
4. Kitchen base Cupboards
5. Floor Tiles
6. Timber Flooring
7. Carpet
8. Wall Tiles (Wet Areas & Kitchen Splashback)

UPGRADES

9. Premium Carpet
10. Premium Timber Flooring
11. Mirror
12. Kitchen Splashback
13. Blinds



CARAMEL

COLOUR WITH CHARACTER

With a perfect balance of rich, earthy and inviting tones, this palette offers a classic yet contemporary feel, infusing your space with warmth, elegance, and understated luxury.

Upgrade colour schemes are available at an additional cost. Images are for illustration purposes only. For more information speak to your New Home Advisor.

1. Kitchen, Bathroom, Ensuite & Benchtops
2. Bathroom, Ensuite, Laundry Base Laminate Cupboards & Kitchen Overhead Cupboards
3. Internal Paint Colour
4. Kitchen base Cupboards
5. Floor Tiles
6. Timber Flooring
7. Carpet
8. Wall Tiles (Wet Areas & Kitchen Splashback)

UPGRADES

9. Premium Carpet
10. Premium Timber Flooring
11. Mirror
12. Kitchen Splashback
13. Blinds



TOWNLIVING BY METRICON



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 is the standard of service you will experience throughout your journey.

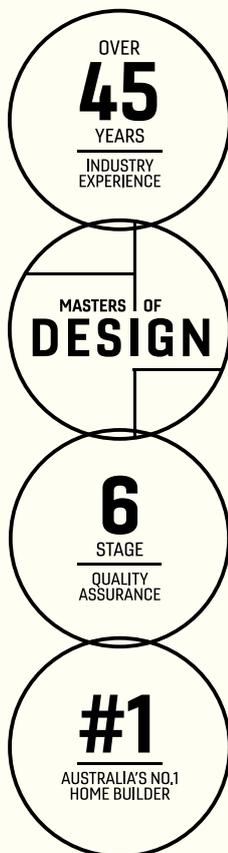
In partnership with Villawood Properties, one of Australia's most awarded and respected residential developers, you are joining a community created by industry leaders. With over 30 years of experience and a long history of delivering innovative, sustainable neighbourhoods, Villawood has shaped some of Victoria's most loved communities - including right here in Tarneit.

With the combined expertise of Metricon and Villawood, you can feel confident that choosing a new home at Alamora means choosing quality, integrity and a bright future in one of Melbourne's fastest growing and happiest suburbs.

villawood
properties

TOWNLIVING™ | m
metricon

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.

Terms and conditions: 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 land developer. 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. 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.

Upgrade colour schemes are available at an additional cost. Images are for illustration purposes only. For more information speak to your New Home Advisor.

[^]HIA-COLORBOND Steel Housing Top 100 Report 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024. JUN2025 MET4786.



ALAMORA
Townhomes

TOWNLIVING™ **m**
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