

ARMSTRONG

TOWNLIVING™

MORE TO LOVE AT ARMSTRONG, GEELONG

PREMIUM TOWNHOME LIVING

This exclusive release of just seven beautifully designed townhomes offers a rare opportunity to join a thriving community in one of Geelong's most desirable pockets. Surrounded by green space, modern amenity and an active, connected lifestyle, everything you love is already here. With smart layouts and low-maintenance living, each home is built with care and confidence.

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

ARMSTRONG
MT DUNEED

TOWNLIVING[™]

m
metricon



EFFORTLESS

TURN THE KEY



START LIVING



ELEVATED



TOWNLIVING BY METRICON

AFFORDABLE CONTEMPORARY LIVING

TownLiving by Metricon offers thoughtfully designed townhomes in some of Victoria's most sought-after new communities. Blending great design with functional living, each home delivers light-filled interiors, premium inclusions and considered layouts – all at an accessible price point. With turnkey convenience and low-maintenance appeal, it's a streamlined path to home ownership backed by Australia's number one builder.



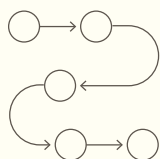
FIXED PRICE CONTRACTS

Upfront, all-inclusive pricing means no unexpected costs during your build. From site costs to finishes, everything is locked in from the start – giving you greater confidence, control and peace of mind.



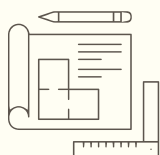
TURNKEY INCLUSIONS

Your home comes move-in ready – complete with driveway, front landscaping, fencing and quality fixtures – so there's nothing left to do but settle in.



SEAMLESS PROCESS

Our dedicated TownLiving team manages the journey from start to finish. With no additional appointments or selections required, the experience is streamlined, efficient and ideal for busy lifestyles.



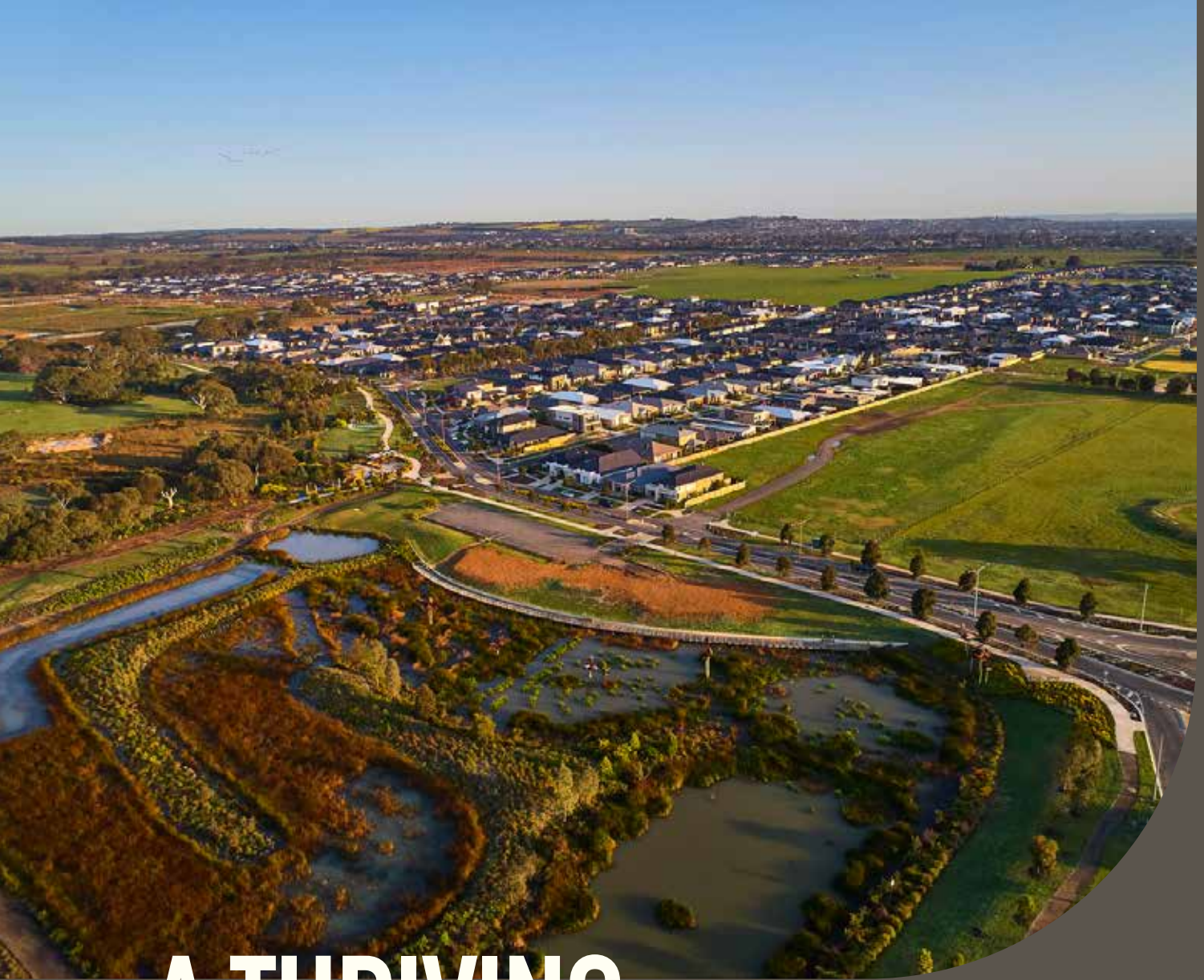
DESIGNED TO SUIT YOUR LIFESTYLE

Whether you're a first home buyer, downsizer or investor, our homes are crafted for flexibility. With smart layouts and low-maintenance designs, you get space where it matters – without compromise.



BACKED BY AUSTRALIA'S BEST

With over 45 years of experience, Metricon is Australia's most trusted builder. We partner with leading developers in premium locations, ensuring strong long-term value and investment appeal.



A THRIVING COASTAL NEIGHBOURHOOD

Welcome to ARMSTRONG, Geelong's most connected and complete community, created by Villawood Properties.

ARMSTRONG
MT DUNEED

Armstrong, Mount Duneed is where community, connection and coastal lifestyle come together. Just minutes from Geelong's CBD and the iconic Surf Coast, it offers the perfect blend of established amenity and natural beauty, with wide open green spaces, walking trails, parks and playgrounds woven throughout a series of vibrant lifestyle precincts.

Masterplanned by Villawood Properties, this is a neighbourhood designed with people at its heart. More than 5,000 residents already call Armstrong home, enjoying access to exceptional local schools, childcare centres, shops, cafés, sporting facilities and more. Whether you're heading into town or down the coast, everything is within easy reach.

This is a place where families grow, neighbours connect and community spirit thrives. From first home buyers to savvy investors, Armstrong offers an unmatched opportunity to be part of a well-established and future-focused address.

Add to that the strength of Villawood's legacy and the trusted reputation of Metricon, and you've found a townhome opportunity that delivers more than just a great location – it delivers a lifestyle.

CLUB ARMSTRONG

Your Exclusive Resident Retreat

At the heart of the community lies Club Armstrong – a private resort-style facility designed to elevate your everyday. Enjoy a morning swim, challenge friends on the tennis court, or simply unwind with a coffee at 9 Grams café. With pools, gym, function spaces and family-friendly areas, it's the social and wellbeing hub of the estate.

Whether it's fitness, relaxation or community connection, Club Armstrong has something for every resident.



HIGHLIGHTS OF ARMSTRONG

- 15 minutes to Geelong CBD and waterfront precinct
- Just 10 minutes to the world-famous Surf Coast and Torquay beaches
- Walking distance to Club Armstrong, parks and green spaces
- Over 30km of bike and walking paths throughout the estate
- Close to Armstrong Creek Town Centre with Woolworths, cafes and local shops
- Zoned to local primary and secondary schools including Armstrong Creek School
- Mirriposa Primary School in the heart of ARMSTRONG – directly opposite Club Armstrong.
- Future train station planned nearby, boosting long-term connectivity
- Quick access to the Geelong Ring Road and Surf Coast Highway
- Minutes to Deakin University and Epworth Hospital
- Award-winning Villawood masterplanned community with a strong neighbourhood vibe



* Map supplied for the purpose of providing an impression of ARMSTRONG Mount Duneed and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Distances calculated by car travel and sourced from Google Maps (August 2025). Subject to change. Not to scale. ^Subject to planning approval.



MASTERPLAN





PERFECTLY POSITIONED

Ideally located within a peaceful and well-connected precinct of ARMSTRONG, these homes place you moments from parks, schools and everyday convenience.



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 3569
Boneo End
House area 12.4sq
Lot area 138m2

B

Lot 3568
Clarinda Mid
House area 17.3sq
Lot area 138m2

C

Lot 3567
Clarinda Mid
House area 17.3sq
Lot area 138m2



WHICH ONE IS YOURS?

D

Lot 3566
Clarinda Mid
House area 17.3sq
Lot area 138m2

E

Lot 3565
Clarinda Mid
House area 17.3sq
Lot area 138m2

F

Lot 3564
Clarinda Mid
House area 17.3sq
Lot area 138m2

G

Lot 3563
Boneo End
House area 12.4sq
Lot area 138m2



ELEVATED

LIVING

For illustration purposes only.

Step into this thoughtfully designed home and be captivated by the seamless open plan living on the ground floor, perfectly tailored to cater to your dynamic lifestyle. For those who love to entertain, the separate powder room adds an extra touch of convenience and sophistication. Upstairs, two generously sized bedrooms await, offering ample relaxation space, complemented by a large adjoining bathroom.

 2

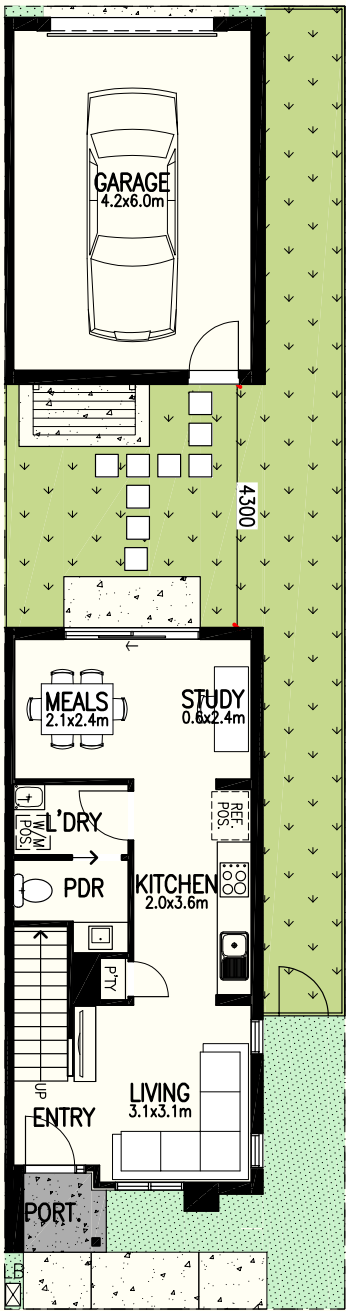
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 1

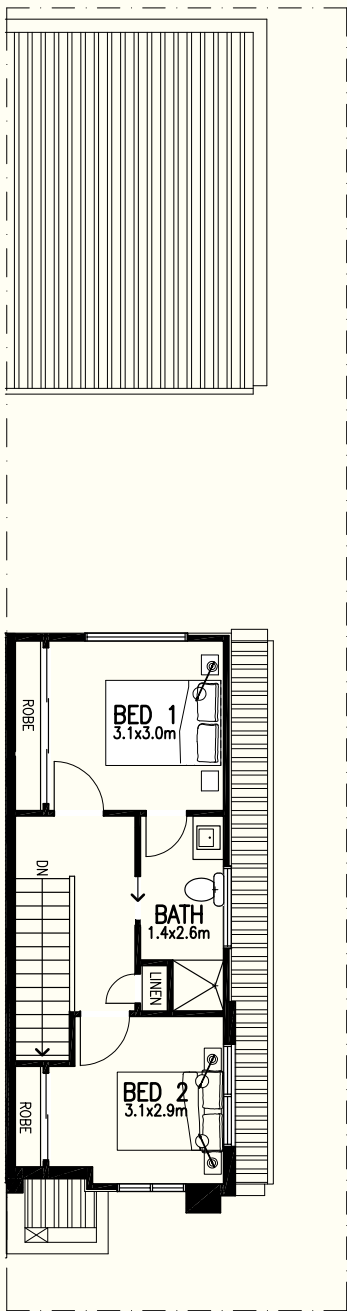
 1

HOUSE AREA:	84.06m ²
GARAGE:	29.70m ²
PORTICO:	2.05m ²
TOTAL AREA:	115.81m ²

GROUND FLOOR



FIRST FLOOR



Landscaping and paving designs are indicative only and may vary subject to final levels and site requirements.

ELEVATED

LIVING

For illustration purposes only.

CLARINDA MID

17.3 SQS

This remarkable townhome features ground floor open plan living, seamlessly connecting the living, dining, and kitchen areas. Enjoy the convenience of a separate powder room and the versatility of a dedicated study nook. Upstairs, two minor bedrooms provide comfort and space, while the main suite offers a luxurious retreat complete with its own personal ensuite and walk in robe.

 3

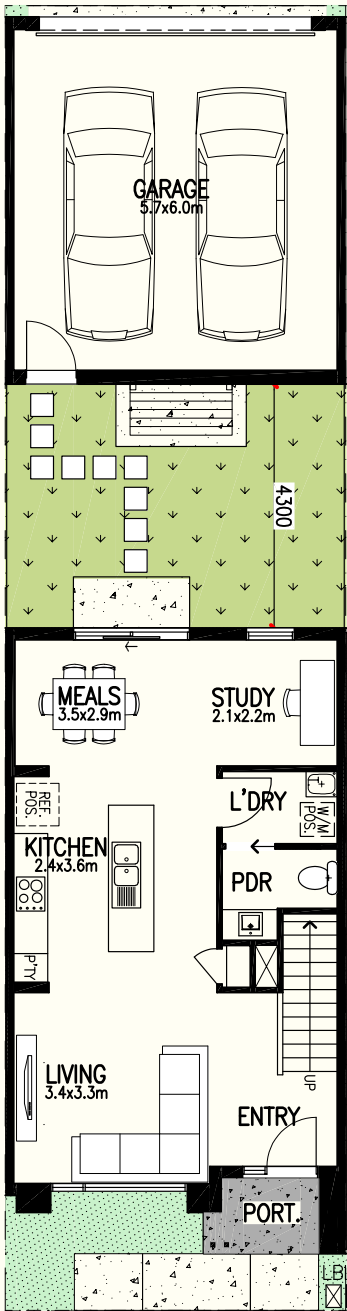
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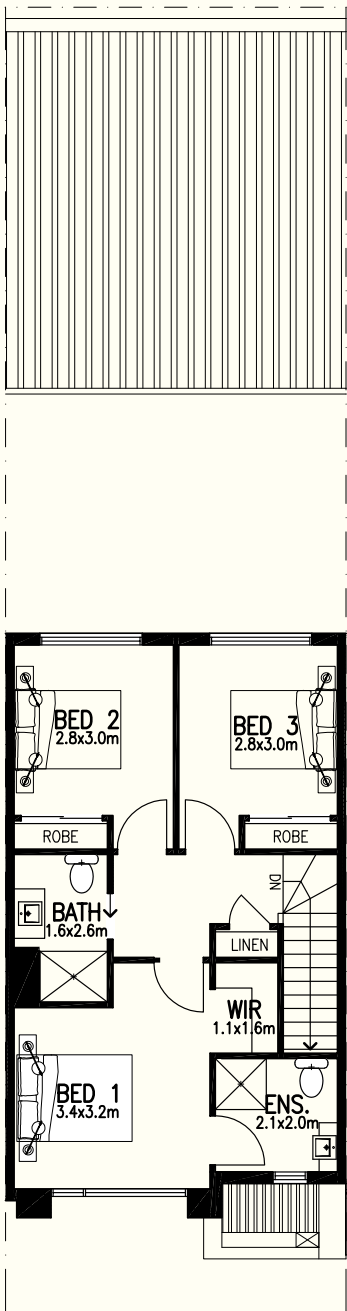
 2

HOUSE AREA:	119.49m ²
GARAGE:	38.82m ²
PORTICO:	2.51m ²
TOTAL AREA:	160.82m ²

GROUND FLOOR



FIRST FLOOR



PREMIUM INCLUSIONS THOUGHTFULLY CONSIDERED

FINISHES THAT FEEL RIGHT

Every TownLiving home at ARMSTRONG 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
- E 600mm wide stainless steel undermount rangehood. Ducted through to external air.
- F Rectangular sink mixer
- G 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



Upgrade colour schemes are available at an additional cost. Images are for illustration purposes only.

PEPPER

A BOLD AND ELEGANT STATEMENT

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

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







Upgrade colour schemes are available at an additional cost. Images are for illustration purposes only.

ALMOND

A CALM AND WELCOMING RETREAT

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

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



Upgrade colour schemes are available at an additional cost. Images are for illustration purposes only.

CARAMEL

TIMELESS WARMTH INTO EVERY SPACE

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.

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



A PARTNERSHIP YOU CAN TRUST



Named Australia's No. 1 home builder for nine years running[^], Metricon has crafted thousands of homes for Australian families. 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 ARMSTRONG Mount Duneed.

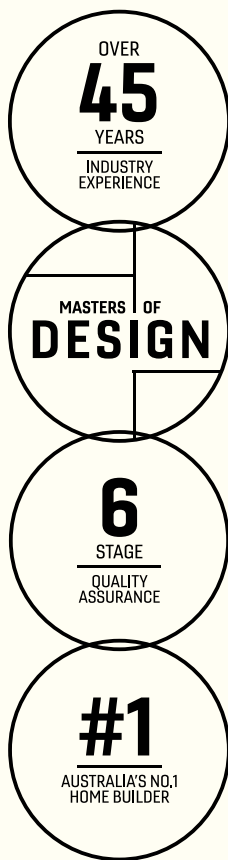
With the combined expertise of Metricon and Villawood Properties, you can feel confident that choosing a new home at Armstrong means choosing quality, integrity and a bright future in one of Victoria's fastest growing and happiest suburbs.

TOWNLIVING™

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villawood
properties

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. Landscaping and paving designs are indicative only and may vary subject to final levels and site requirements. 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. AUG2025 MET4786.



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