



*Start new
start now.*

House & land catalogue

House & Land from \$412,378[^]

[^]See back page for more details.

17 stylish packages by Bloomdale's
Display Village builders.

Bloomdale

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.



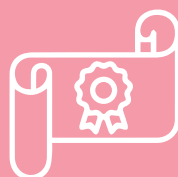
Avoid renovation expenses

Everything built into a new home is brand new, so you don't have to worry about hidden plumbing problems or outdated wiring – and it is a lot more convenient and usually a lot less stressful than renovating an existing building.



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.



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.



With you all the way home

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



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.



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 be even cheaper.



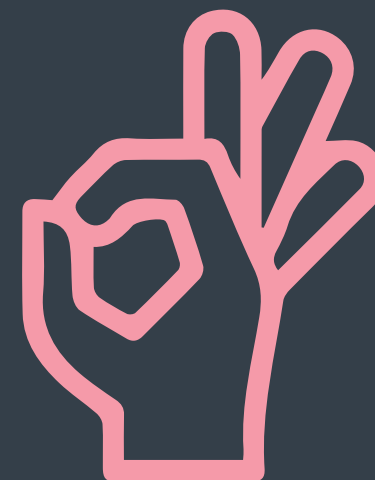
Stamp Duty on land only

Unlike buying an established or completed home – where the total value of the selling price of the home is subject to stamp duty, when buying a home and land package, Stamp duty only applies to the land. This can potentially save you thousands of dollars.

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 to see if you are eligible.





Get the home you want

With 12 national and local Victorian Builders, Bloomdale Display Village presents an inspiring journey showcasing 20 stunning homes designed to reflect the lifestyle Bloomdale offers.

Be inspired by the choice of new homes offering the latest in interior design, comfortable living spaces and outdoor entertainment.

As well as the First Home Owners Grant for eligible applicants, you may discover extra bonuses saving you tens of thousands of dollars.

Some builders may offer their own bonuses when you purchase one of their homes, ask your selected builder for any current offers. It can all stack up to significant savings.

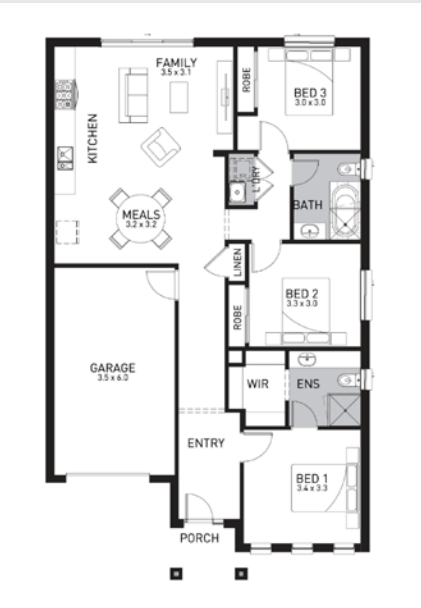
Preston 132

Lot 3402

House size 14.4sq

321

H&L from \$412,378**



- Features**
- Classic living inclusions
 - Fixed site costs
 - Stainless steel appliances
 - 25 year structural guarantee
 - 10.5m frontage



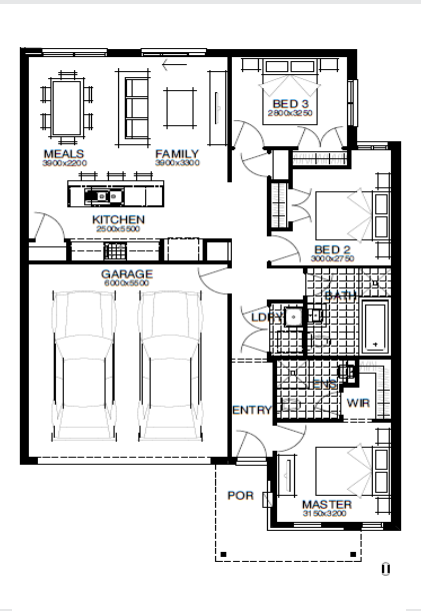
Tarcoola 15

Lot 3403

House size 15.8sq

322

H&L from \$417,033*



- Features**
- Wellness Darwin Essentials Pack
 - Sectional lift garage door
 - Keyed window locks to all openable windows
 - Stainless steel appliances
 - Tile shower bases
 - 10.5m frontage



*^On selected lots. Conditions apply. See back page for more details.



- Features**
- Classic living inclusions
 - Fixed site costs
 - Stainless steel appliances
 - 25 year structural guarantee
 - 10.5m frontage

Orbit
HOMES



- Features**
- Wellness Darwin Essentials Pack
 - Sectional lift garage door
 - Keyed window locks to all openable windows
 - Stainless steel appliances
 - Tile shower bases
 - 10.5m frontage

SIMONDS



- Features**
- Site costs including rock assurance
 - 12 month price freeze with option to extend
 - Style your home with expert interior designers at out Edge Selection
 - Multiple floorplans & façade options available
 - 12.5m frontage

Burbank

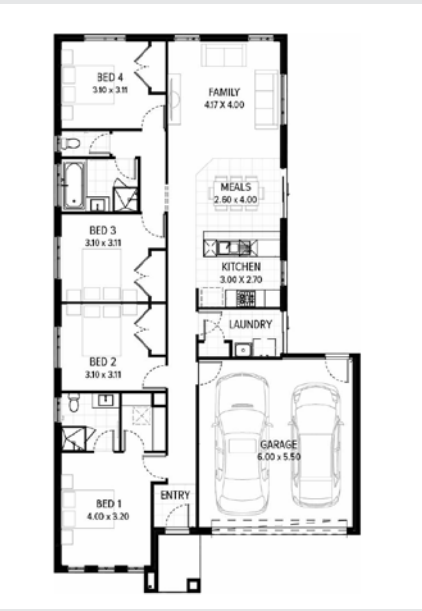


- Features**
- Site cost allowance
 - Colorbond® roofing
 - Driveway, paving & crossover
 - 2590mm ceiling heights
 - Flooring throughout
 - 12.5m frontage

Langdon
Building



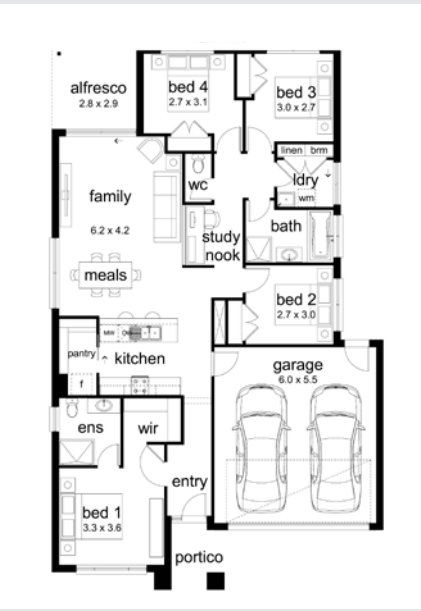
- Features**
- Site cost allowance
 - Colorbond® roofing
 - Driveway, paving & crossover
 - 2590mm ceiling heights
 - Flooring throughout
 - 12.5m frontage



- Features**
- Site cost allowance
 - Colorbond® roofing
 - Driveway, paving & crossover
 - 2590mm ceiling heights
 - 12.5m frontage



- Features**
- Site cost allowance
 - Colorbond® roofing
 - Driveway, paving & crossover
 - 2590mm ceiling heights
 - Flooring throughout
 - 12.5m frontage

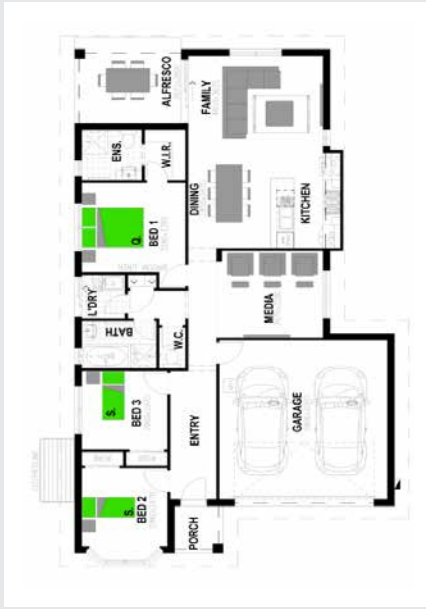


- Features**
- Ducted heating
 - Sectional garage door
 - Floor coverings
 - Dennis Family Homes aspirations inclusions
 - NBN connection
 - 14m frontage





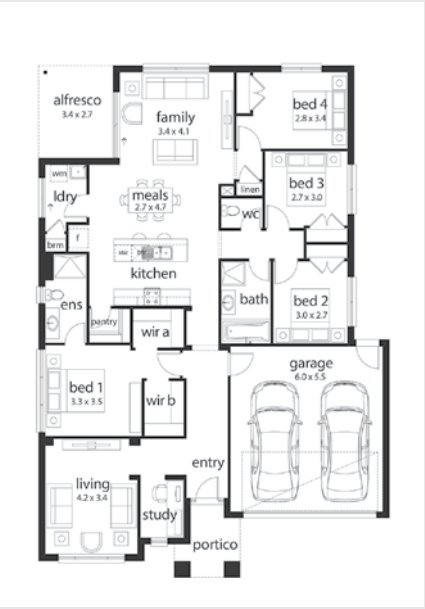
- Features**
- Stainless steel appliances including dishwasher
 - Soft close kitchen cutlery drawer
 - Stone benchtops to kitchen
 - Security screens to sliding doors
 - 12.5m frontage



- Features**
- 2550mm ceiling height
 - Soft close kitchen cutlery drawer
 - Caesarstone benchtops
 - Security screens to sliding doors
 - 12.5m frontage



- Features**
- Ducted heating
 - Sectional garage door
 - Floor coverings
 - Dennis Family Homes aspirations inclusions
 - NBN connection
 - 14m frontage



- Features**
- Ducted heating
 - Sectional garage door
 - Floor coverings
 - Dennis Family Homes aspirations inclusions
 - NBN connection
 - 14m frontage





- Features**
- Wellness Darwin Essentials Pack
 - Sectional lift garage door
 - Keyed window locks to all openable windows
 - Stainless steel appliances
 - Tile shower bases
 - 10.5m frontage



- Features**
- Site Costs Including Rock Assurance
 - 12 Month Price Freeze with Option to Extend
 - 900mm Kitchen Appliances & Stone Benches
 - Multiple Floorplans and Façade Options Available



- Features**
- Ducted heating
 - Sectional garage door
 - Floor coverings
 - Dennis Family Homes aspirations inclusions
 - NBN connection
 - 14m frontage





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 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.



Bloomdale

by AVID Property Group

Nestled within the historic and well-established community of Diggers Rest, and surrounded by parks, playing fields, schools and services, Bloomdale makes the most of its country-setting, while delivering everything that a modern, connected lifestyle requires.

With a masterplan that includes a future town centre, with major supermarket, medical services, community spaces and entertainment precinct, Bloomdale promises to enhance the already superb country-town character of Diggers Rest, making it the ideal address for every stage in life.

- A welcoming address in an established setting, and designed to enhance wellbeing and peace-of-mind
- Over 40km of shared walking paths and cycling trails
- Over 6 hectares of parks peppered throughout
- Another 10 hectares of recreation reserves neighbouring Bloomdale
- Playgrounds and community facilities including planned Neighbourhood Activity Centre
- Planned town centre, with cafés, shopping, services and entertainment
- Block choices from 250m² to 534m²
- Large selection of house & land packages from \$412,378[^]
- Close to Diggers Rest train station, Melbourne Airport, and direct access to Calder Freeway



Visit the Bloomdale Sales & Information Centre

Hero Street, Diggers Rest

Open 7 days 10am – 5pm

Or call 1300 656 011

Bloomdale

** \$412,378 House & Land Package is based on Lot 3402 Preston 132 by Orbit Homes. 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/. For full disclaimer see www.avid.com.au/disclaimer/

March 2020. 6123

*Bringing 'brunching'
to Bloomdale*

FIFTEEN BAR



The young couple behind popular Krash and Co Café in nearby Sunbury have opened their second venture, Fifteen Bar Café at Bloomdale in the new Sales and Information Centre precinct.

Fifteen Bar Café is a fresh, fun and family friendly space for Bloomdale residents and visitors to enjoy.

As well as offering a selection of hot and cold beverages, Fifteen Bar Café also has a fully equipped kitchen providing popular breakfast and lunch favourites as well as daily specials.

Fifteen Bar Café is open daily.
Monday – Wednesday, Friday, 7am – 3pm
Saturday, 8am – 4pm
Sunday, 9am – 4pm

Visit us at 1 Hero Street, Diggers Rest 3427

For more information visit
fifteenbarcafe.com

AVID
Property Group