



NEWPORT

DEVELOPED BY
TOMORROW
HOMES



NEWPORT

Another bespoke community
by Tomorrow Homes.

Inspired by contemporary port town heritage
in Victoria, this collection of only 18 stand
alone townhouses will truly make you feel
like you're on a coastal escape every-time
you walk in your front door.

With crisp white walls, sleek light linen
furnishings and nautical nuances.
The indoors and outdoors blend
seamlessly like the tide and the shore.

Welcome to Project NEWPORT.

[TOMORROWHOMES.COM.AU](https://tomorrowhomes.com.au)



TOMORROW HOMES

Whether you're looking to build your first home or a smart investment, Tomorrow Homes can help you realise the future you've always wanted.

We design award-winning homes with the perfect balance of innovation, sustainability, functionality and luxury.

You'll have a dedicated relationship manager in regular contact throughout the build, ready to discuss any matters or questions you have on your new home. We also provide an online portal that allows you to track the weekly progress of your home, complete with updates and photos, so whether you live nearby, interstate or overseas, you'll always be up to speed on the building process.

Designed for beauty and built for your best life, your Tomorrow Home will stand the test of today and well past tomorrow.

BUILT FOR TOMORROW

[TOMORROWHOMES.COM.AU](https://tomorrowhomes.com.au)

THE DESIGN



“

These designs are not only timeless and practical but, truly resonate with any surrounding they are built within.

”



YOUR NEWPORT HOME

When designing these beautiful homes that have since been named Newport it brought back fond memories of summers in the coastal towns of Australia. We wanted to lighten the mood of this collection and make it feel warm, bright and vibrant with crisp lines. It was important for us to create the very best townhouses in the market and its safe to say we have achieved that. Each collection we design is unique and Newport is no different. Stand out by blending into the natural elements of Windermere estate.

Michael

HEAD OF DESIGN
Tomorrow Homes

Bachelor of Architecture
University of South Australia
1984

THE CHOICE IS ALWAYS YOURS

Project Newport are all four bedroom double story homes inspired by the port towns of Victoria. On the outside we see the use of Natural weathered timbers, White speckled brick and high windows. These light filled 6 star energy efficient homes are truly everything you could ever want.



All images and drawings are for illustrative purposes.

A NEW
LIGHT



ALBERT

FLOORPLAN

BED
4
BATH
2.5
CAR
2



LIGHT DESIGN
LOT 974

DIMENSIONS

House 6.0m x 11.44m
Block Area 218m²

SPECIFICATIONS

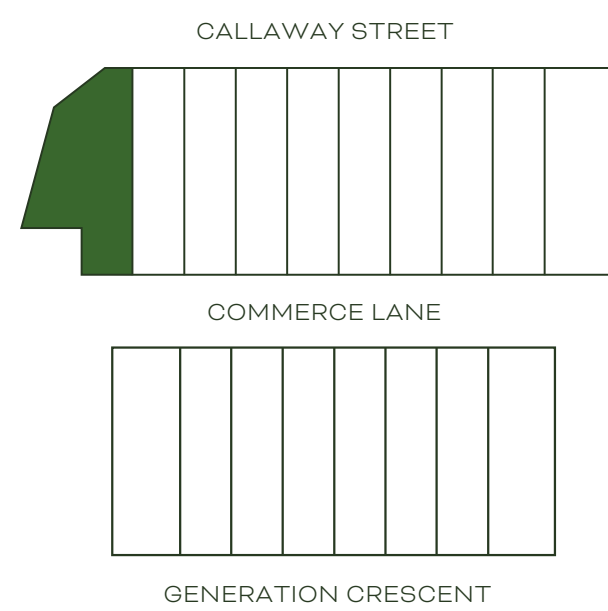
GROUND FLOOR

Living 66.6m²
Garage 38.1m²
Porch 2.2m²

FIRST FLOOR

Living 66.6m²
Balcony 6.0m²

TOTAL 179.5m²



GROUND FLOOR

FIRST FLOOR

All images and drawings are for illustrative purposes.

MARLO

FLOORPLAN

BED
4
BATH
2.5
CAR
2



DARK DESIGN
LOT 965

DIMENSIONS

House 6.0m x 11.44m
Block Area 187m²

SPECIFICATIONS

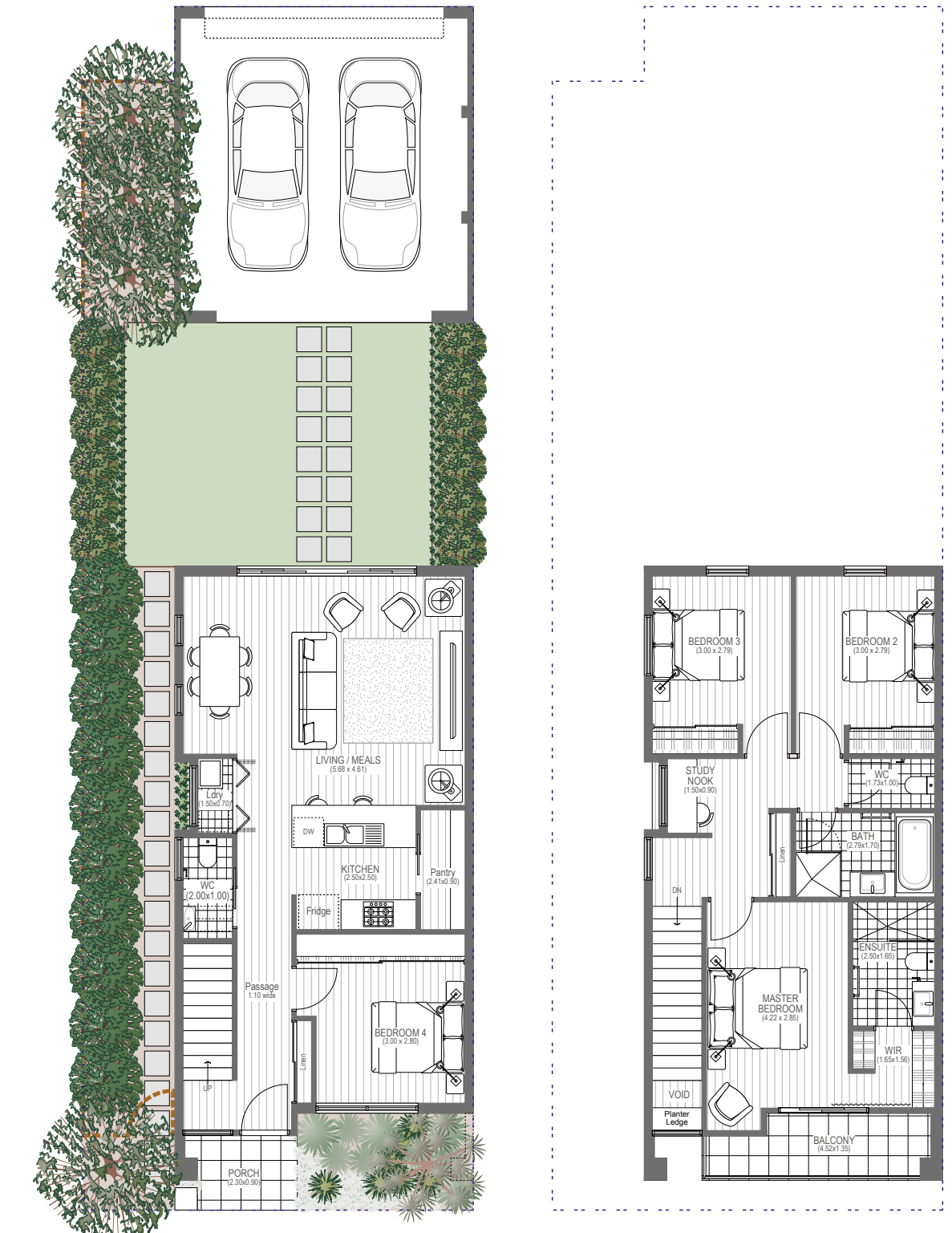
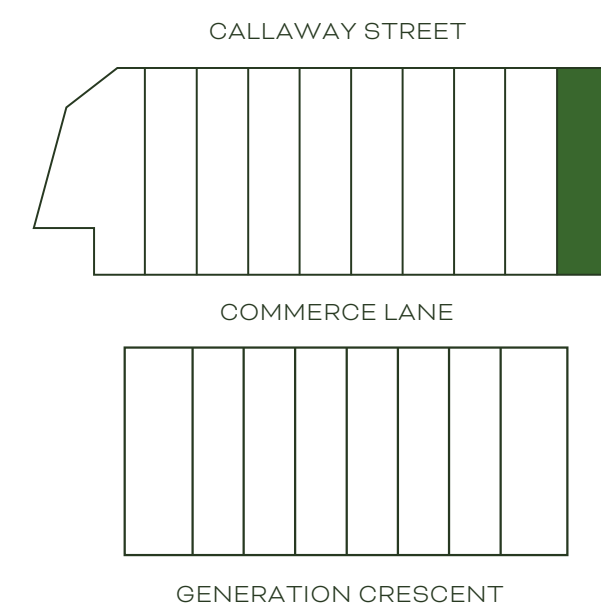
GROUND FLOOR

Living 66.6m²
Garage 38.1m²
Porch 2.2m²

FIRST FLOOR

Living 66.6m²
Balcony 6.0m²

TOTAL 179.5m²



GROUND FLOOR

FIRST FLOOR

All images and drawings are for illustrative purposes.

OTWAY

FLOORPLAN

BED
4
BATH
2.5
CAR
2



DARK DESIGN
LOT 975

DIMENSIONS

House 6.0m x 11.44m
Block Area 191m²

SPECIFICATIONS

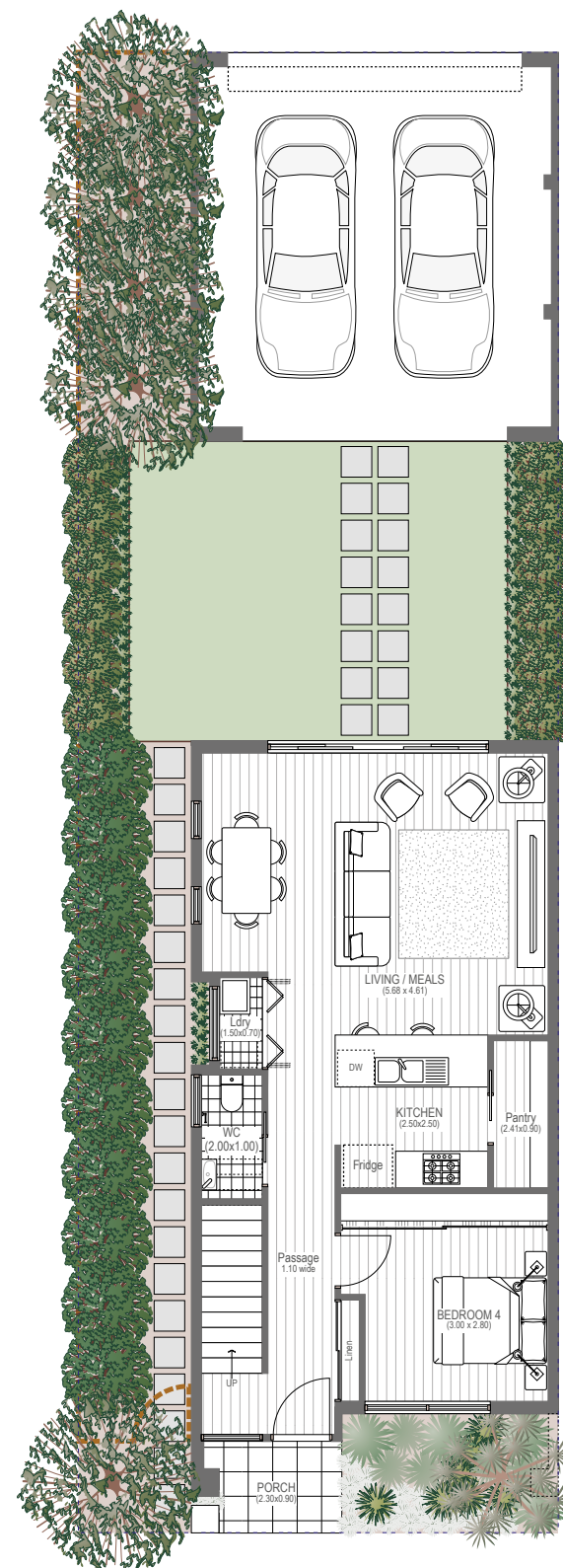
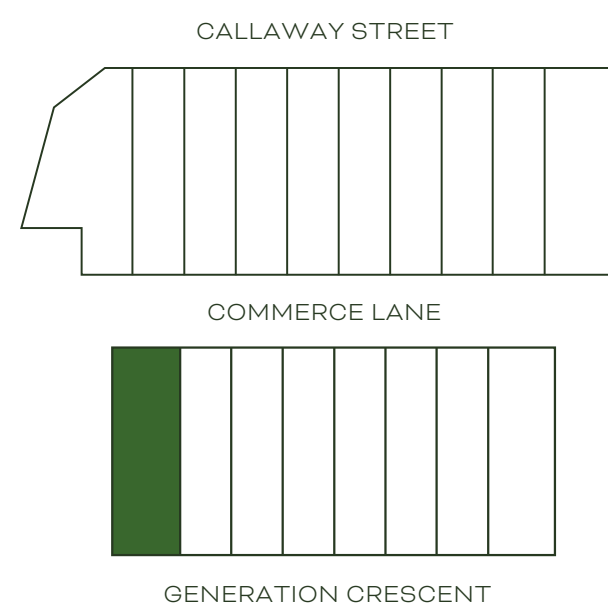
GROUND FLOOR

Living 66.6m²
Garage 38.1m²
Porch 2.2m²

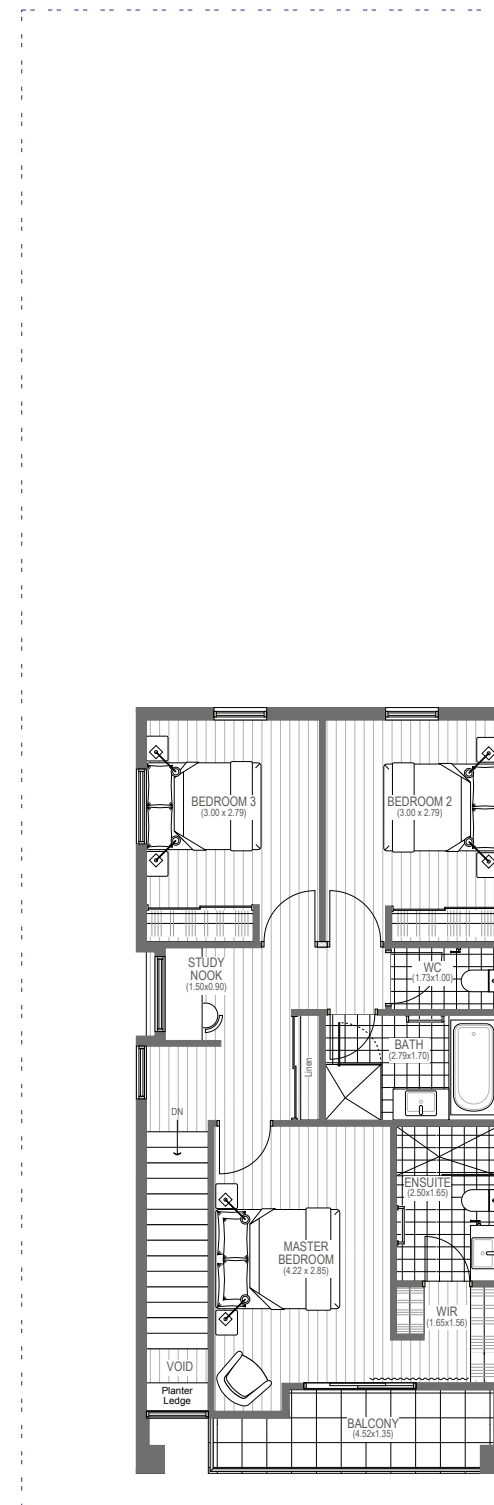
FIRST FLOOR

Living 66.6m²
Balcony 6.0m²

TOTAL 179.5m²



GROUND FLOOR



FIRST FLOOR

All images and drawings are for illustrative purposes.

BELLARINE

FLOORPLAN

BED
4
BATH
2.5
CAR
2



LIGHT DESIGN
LOT 982

DIMENSIONS

House 6.0m x 11.44m
Block Area 186m²

SPECIFICATIONS

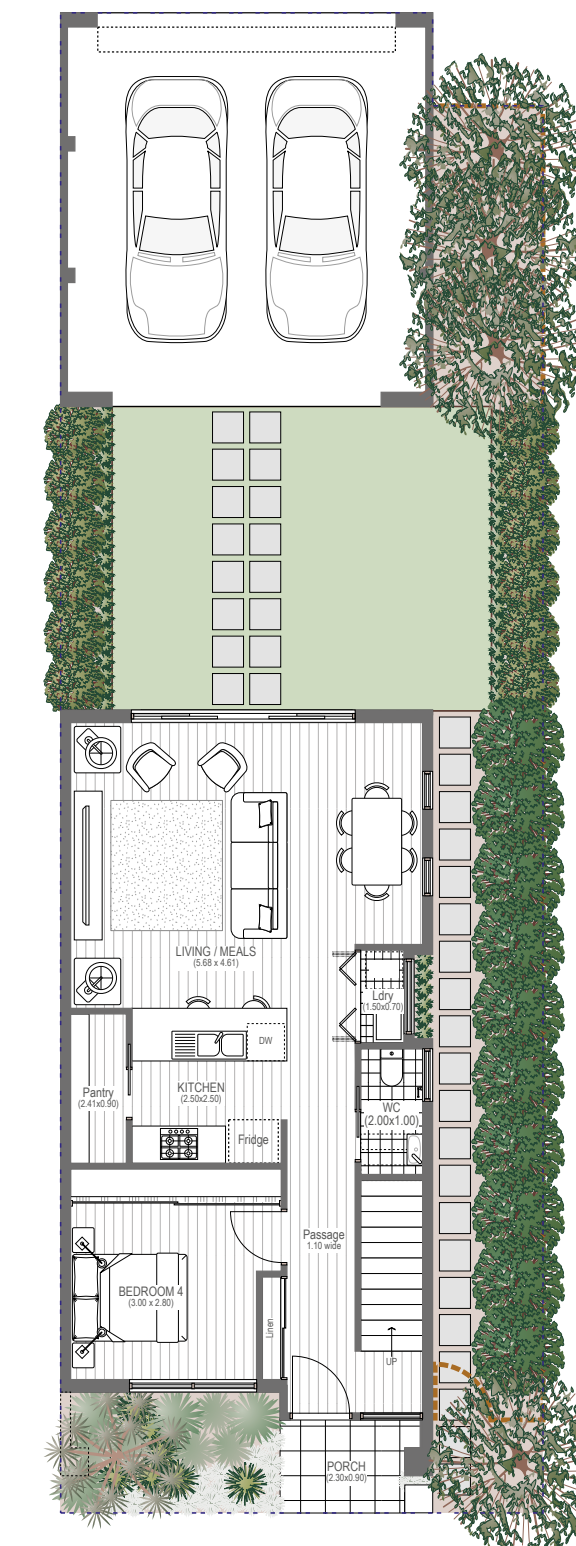
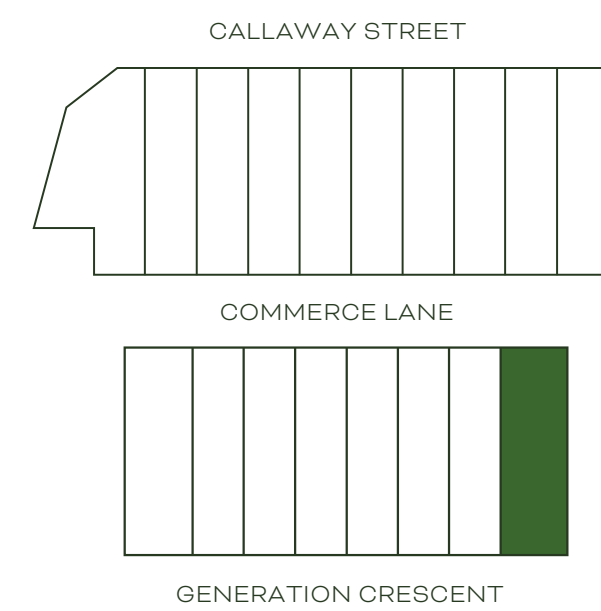
GROUND FLOOR

Living 66.6m²
Garage 38.1m²
Porch 2.2m²

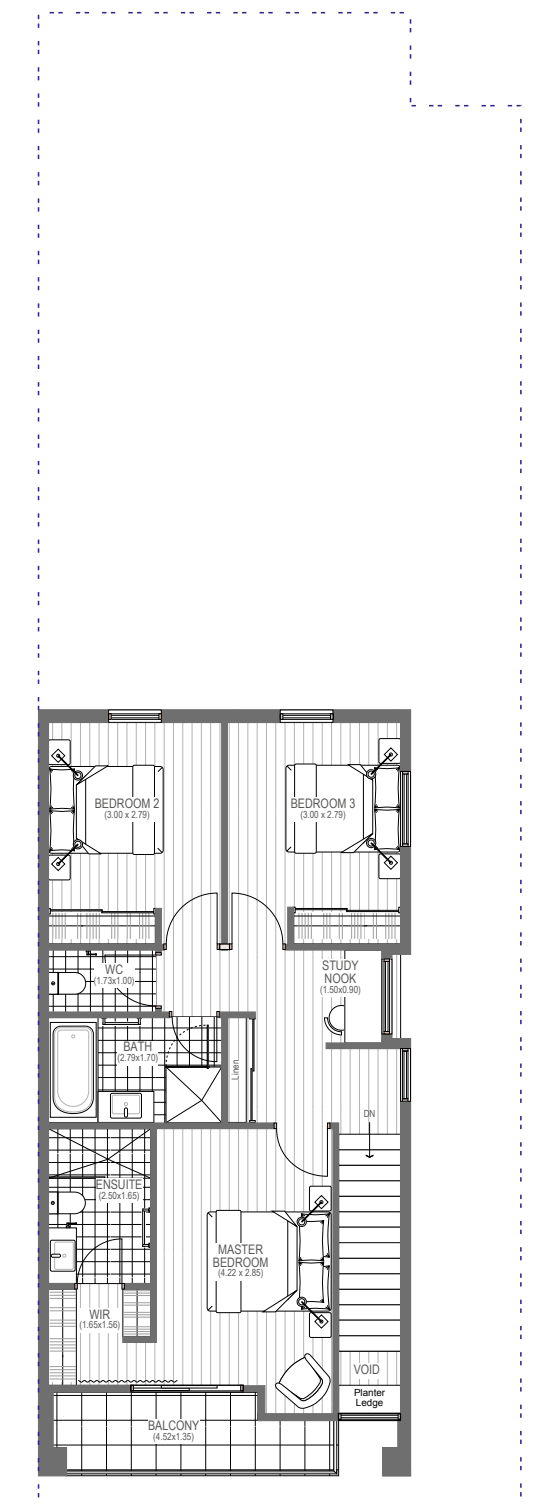
FIRST FLOOR

Living 66.6m²
Balcony 6.0m²

TOTAL 179.5m²



GROUND FLOOR



FIRST FLOOR

All images and drawings are for illustrative purposes.

PORTLAND

FLOORPLAN

BED
4

BATH
2.5

CAR
2



LIGHT DESIGN

LOTS 966, 968, 970, 972, 976, 978, 980

DARK DESIGN

LOTS 967, 969, 971, 973, 977, 979, 981

DIMENSIONS

House 6.0m x 11.44m
Block Area 145m²

SPECIFICATIONS

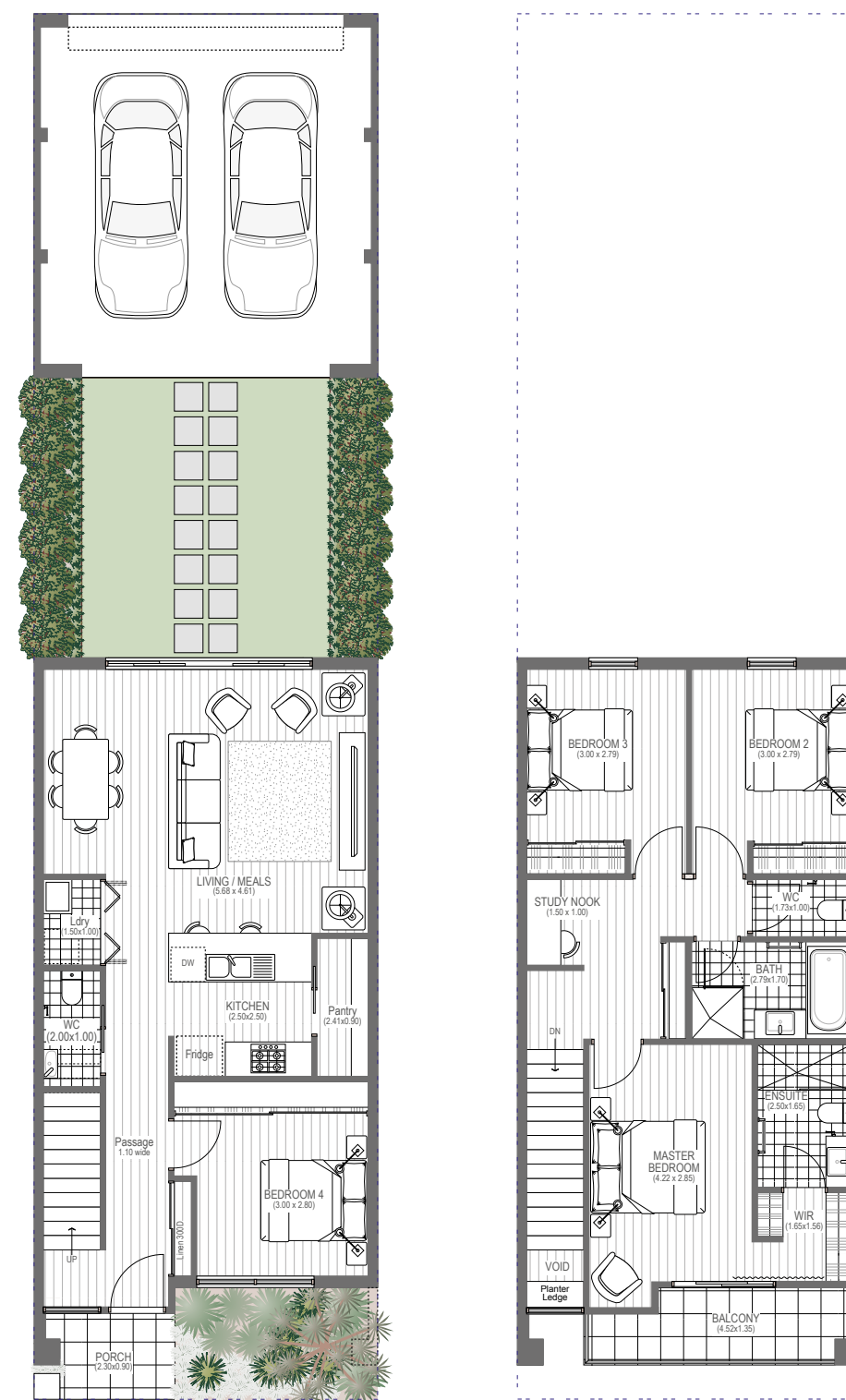
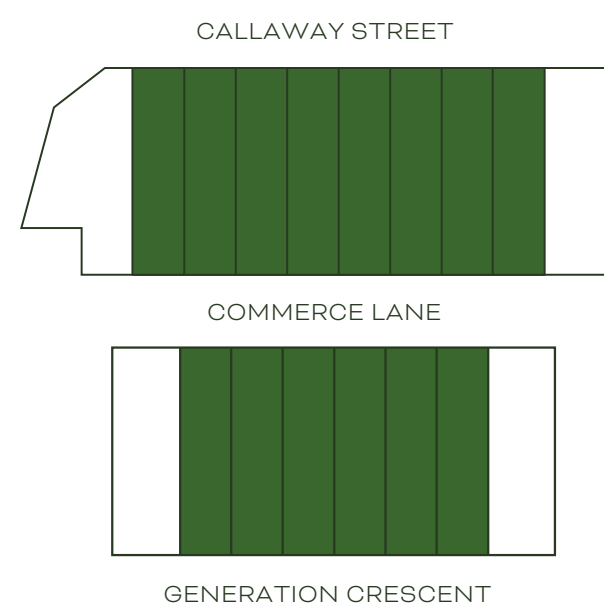
GROUND FLOOR

Living 67.0m²
Garage 38.1m²
Porch 2.2m²

FIRST FLOOR

Living 67.0m²
Balcony 6.0m²

TOTAL 180.3m²



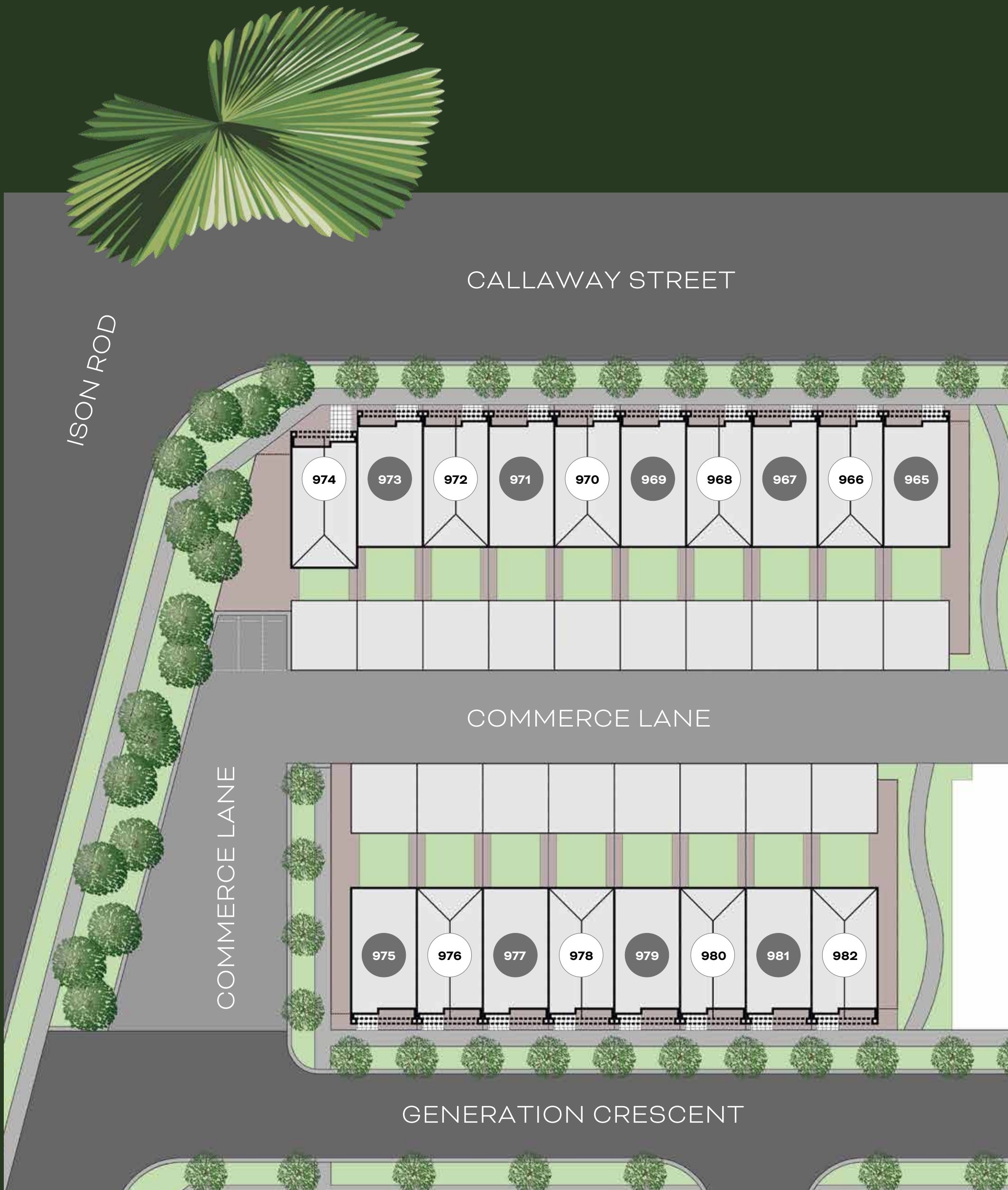
GROUND FLOOR

FIRST FLOOR

All images and drawings are for illustrative purposes.



All images and drawings are for illustrative purposes.



THE SITEPLAN

A BESPOKE TOMORROW HOMES COMMUNITY

When we embarked on what is aptly named Project Newport we wanted to encapsulate something really special. The team at tomorrow were talking fondly of their time in Lorne, Sorrento and Apollo Bay over the summer months. This is when Project Newport was born.

The concept of building communities within communities isn't new for the team at tomorrow and we are high supporters at Windermere Estate of this unique concept. The last project sold out in less than 7 weeks compared to an average on market time of 6 months. This showed the truly amazing response to not only an incredible estate but also the designs by the award winning design studio at tomorrow group. We are proud to partner with them on this project and many more to come.

Welcome Home.

Jonathan

PROJECT DEVELOPER / DIRECTOR

THE INTERIOR

“

Project Newport allows you to achieve style in the most innovative and trendsetting way. Each scheme is carefully curated to ensure it stands the test of time.

”



YOUR PROJECT NEWPORT HOME INTERIOR

I'm so excited to introduce you to our new Project Newport interior. Designed meticulously with months of researching and sourcing materials, we bring you the best quality without the price tag.

Here, you'll feel truly at home.

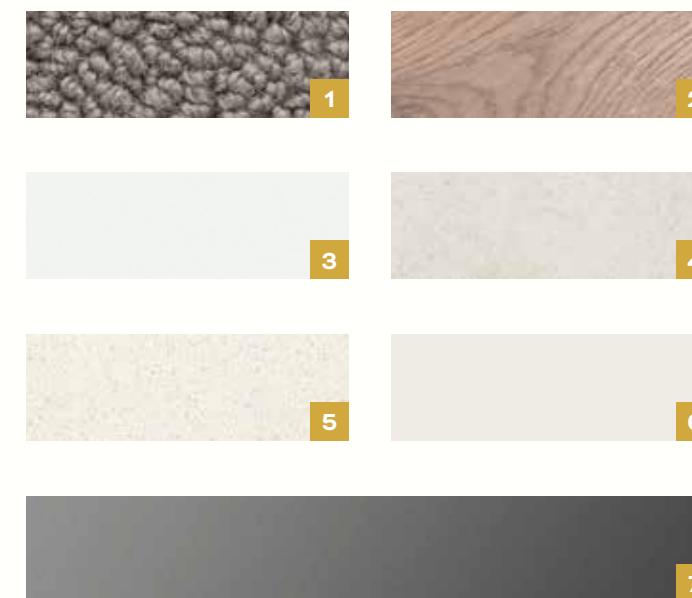
Vanessa

HEAD OF INTERIOR DESIGN
Tomorrow Homes

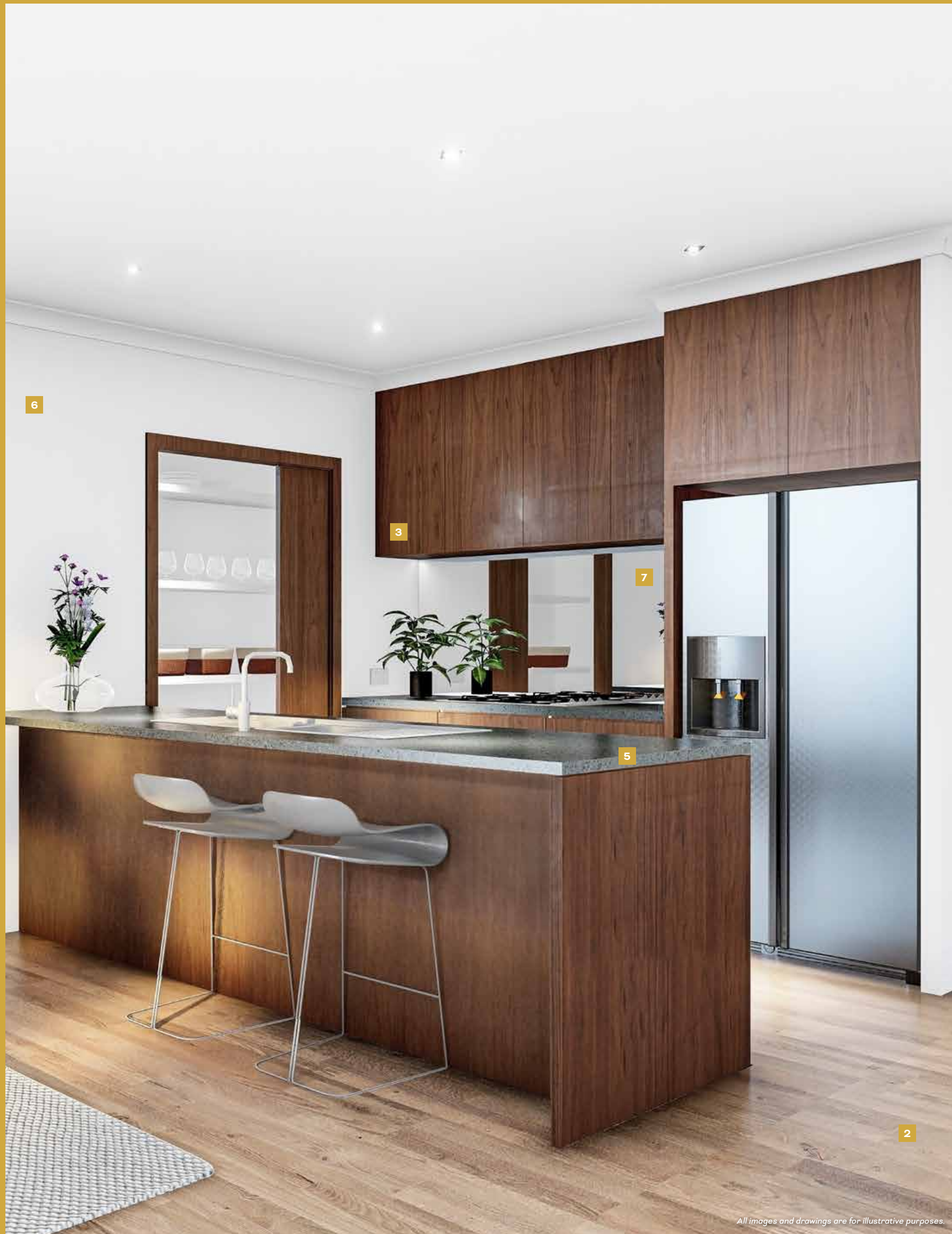
*Bachelor of Design
Queensland University of Technology
2014*



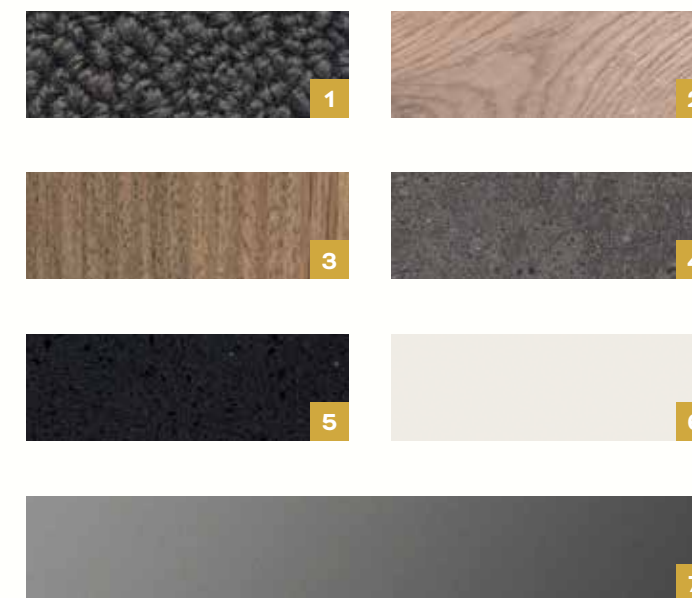
LIGHT SCHEME



- 1 Light Shadow (light grey)
Carpet to all bedrooms and robes
- 2 Oak Chocolate - Timberlook laminate floor
to kitchen, living, dining and hallways
- 3 Classic White - Laminate joinery doors and panels
- 4 White - Floor and wall tiles to wet areas
- 5 Arcadia - Stone benchtop
- 6 Natural White - Wall paint
- 7 Smoked Mirror - Splashback



DARK SCHEME



- 1 Jaguar (dark grey)
Carpet to all bedrooms and robes
- 2 Oak Chocolate – Timberlook laminate floor
to kitchen, living, dining and hallways
- 3 Natural Walnut – Laminate joinery doors and panels
- 4 Ash – Floor and wall tiles to wet areas
- 5 Nero Astral – Stone benchtop
- 6 Natural White – Wall paint
- 7 Smoked Mirror – Splashback

All images and drawings are for illustrative purposes.



WELCOME TO WINDERMERE

Windermere is a premium new residential community, ideally positioned for the new age of education and prosperity in Melbourne's West. Set amongst hectares of beautifully landscaped parklands, wetlands and creek reserve, with four proposed schools and a community focus on wellbeing, Windermere is the foundation for a life that enriches the mind, body and soul.

ENRICH THE MIND

The community will be blessed with three proposed government schools and one proposed private school to ensure your children will be given the best possible start in life.

ENRICH THE BODY

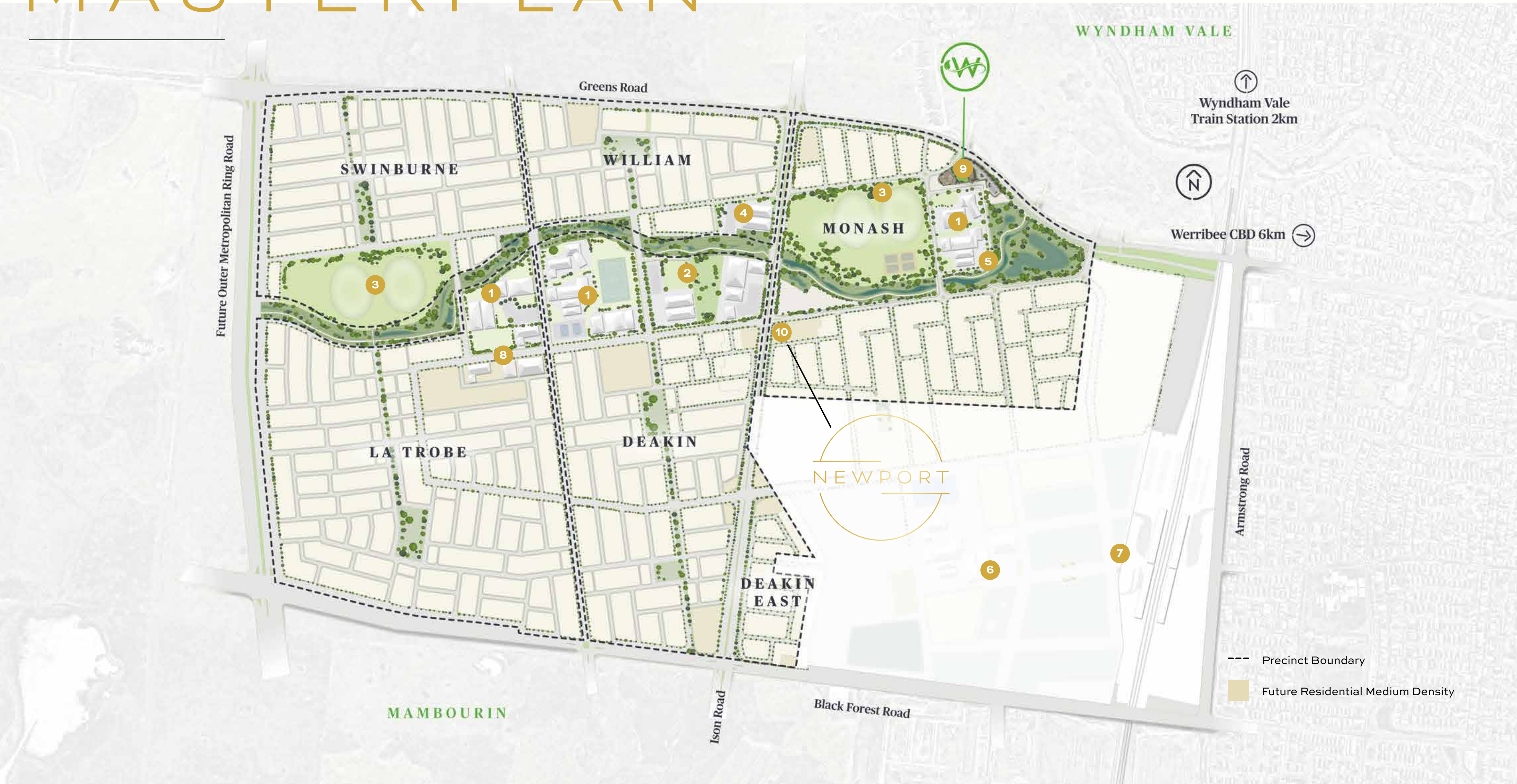
Featuring over three kilometres of walking and cycling trails along a picturesque creek corridor flowing through the estate, life at Windermere will be an active pursuit of the outdoors. In addition, seven hectares of parklands, with playgrounds and BBQ facilities, ensure Windermere is a place where the body is enriched every day.

ENRICH THE SOUL

Be inspired to build your ideal home within a nurturing environment focused on community wellbeing. A place to feel rejuvenated every day by stunning wetlands and hectares of creek reserve, featuring viewing platforms and an abundance of native plantings attracting local birdlife.

This plan is indicative only and is subject to change and approval. All dimensions, areas and lot sizes are approximate. The proposed amenities and infrastructure shown may not form part of the vendor's development site. The proposed amenities and infrastructure may be subject to change, and may not be developed or available at the time of completion or at all.

THE MASTERPLAN



PLANNED AMENITIES

- 1

Three proposed government schools


- 2

One planned private school


- 3

50 hectares of green space


- 4

Planned indoor recreation centre


- 5

Wetlands and creek reserve


- 6

Future town centre


- 7

Future train station


- 8

Proposed convenience centre


- 9

Sales Gallery


- 10

Project Newport



SURROUNDED BY ALL OF LIFE'S ESSENTIALS



EDUCATION

1. Community Children
2. Wallaby Child Care
3. Manor Lakes Community Learning Centre
4. Vista Way Kindergarten
5. Wyndham Vale Primary School
6. Manor Lakes College
7. Our Lady of Southern Cross
8. Westbourne Grammar
9. Wyndham Vale Library
10. MacKillop Catholic Regional College
11. Bethany Catholic Primary School
12. St Andrew's Primary School
13. Suzanne Cory High School
14. Deakin University, Werribee Learning Centre
15. Victoria University, Werribee Campus

HEALTH

16. Imaroo Maternal and Child Health
17. Manor Lakes Maternal and Child Health
18. Manor Lakes Medical Centre
19. Wyndham Vale Health Care
20. Werribee Mercy Hospital
21. St Vincent's Private Hospital
22. Wyndham Private Medical Centre
23. Uniting AgeWell

RECREATION

24. Werribee Open Range Zoo
25. Werribee Park Mansion
26. Shadowfax Winery
27. Werribee Park Golf Club
28. AquaPulse
29. Werribee Racecourse
30. Point Cook Coastal Park
31. Wyndham Vale Cricket Club
32. Werribee Central Sports Club
33. Wyndham Vale Football Club
34. Chirnside Park
35. Werribee Outdoor Olympic Pool
36. Eagle Stadium
37. Wyndham Cultural Centre

SHOPPING

38. Manor Lakes Shopping Centre
39. Wyndham Vale Square Shopping Centre
40. Werribee Town Centre
41. Pacific Werribee Shopping Centre

FUTURE AMENITIES

42. Three on-site government schools
43. One on-site private school
44. 23 hectares active open space
45. Indoor recreation centre
46. Wetlands and creek reserve
47. Train station
48. Town centre

AIRPORTS

TRAIN STATIONS

Indoors meet outdoors. With a truly connected design we wanted to integrate incredible living spaces with the courtyards. The colours and style blend seamlessly into one another creating the walk through effect that will instantly relax anyone.



ROOM WITH A
VIEW

All images and drawings are for illustrative purposes.

YOUR FULL INCLUSIONS

INTERNAL

KITCHEN APPLIANCES

Dishwasher European dishwasher.

Oven European fan forced electric oven.

Hot Plate European 600mm 4 burner gas cook top.

Range Hood European stainless steel under mount range hood.

Sink Double bowl stainless steel sink.

Tap Gooseneck sink mixer.

BATHROOM & ENSUITE

Basins Vitreous china vanity basin (white).

Basin Waste Chrome popup basin waste.

Basin Taps Chrome mixer tapware.

Mirrors Polished edge mirrors full width of vanity.

Shower Bases Tiled shower base to the main bathroom..

Shower Screens Framed shower screens aluminium frame (polished silver finish) and clear glazed pivot door.

Shower Outlet Deluxe Dual Rain head shower plus handheld shower and rail to ensuite. Handheld shower, rail, and slider in chrome finish to the main bathroom.

Shower Tap Chrome wall mixer.

Bath Acrylic bath (white) with tiled podium.

Bath Mixer & Spout Chrome wall mixer & spout.

Toilet Suite Vitreous china, close coupled toilet suite in white.

Accessories Double towel rails in chrome finish. Toilet roll holders in chrome finish.

Exhaust Fans 250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

LAUNDRY

Trough Stainless steel tub preformed cabinet with bypass.

Tap Chrome mixer tap.

Washing Machine Chrome washing machine stops/grubs.

CABINETRY

Cupboards Fully lined melamine modular cabinets.

Doors/Drawers Laminate doors.

Kitchen Bench Top 20mm Stone square edge kitchen benchtop.

Vanity Bench Top Stone square edge bathroom & ensuite.

Handles Selected from builder's sample boards.

Pantry Full laminate or as per plan.

STORAGE

Walk in Robe White melamine shelf with hanging rail as per plan.

Robes One white melamine shelf with hanging rail. Sliding doors - builder's selection.

Pantry/Linen Walk in pantry. Four white melamine shelves behind cabinetry. Dummy Lever door furniture in stainless steel. Passageway door only.

STAIRS

Plaster dwarf walls to stairs and void areas with painted timber handrail.



All images and drawings are for illustrative purposes.

TILING & FLOORING

Wall & Floor Tiles Wall & floor tiles to bathroom, ensuite, laundry and WC as shown on plans.

Splashback Mirrored splashback.

Floor Tiles Floor tiles to ensuite, bathroom, laundry & WC as shown on plans. Selection as per builder's colour boards.

Floor Boards As shown on plan. Selection as per builder's colour boards.

Carpet Selected from Tomorrow Homes color scheme to bedrooms, WIR, activity, and staircase.

INTERNAL FEATURES

Room Doors 2,040mm high internal doors to the ground floor and first floor.

Door Furniture Hinged. Lever door handles in polished chrome finish to all rooms.

Sliding Cavity Slider privacy set door furniture in polished chrome finish to all rooms.

Mouldings Skirtings and Architraves: 67mm x 18mm square-edge, primed MDF or as specified on working drawings.

Door Stops Plastic white door stops to hinged doors.

Door Seals Door seal to nominated internal doors, in accordance with energy rating assessor's report.

PLUMBING

Taps Two external taps: one to front water meter and one to rear of home.

ELECTRICAL

Internal Light Points LED fittings (white) throughout as per standard electrical layout.

External Lights LED downlight to front entry. Weatherproof para flood light to rear as per drawings.

Power Points Double power points throughout.

TV Points Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.

Telephone Point Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (basic pack only).

Switch Plates White wall-mounted switches.

Smoke Detector(s) Hardwired with battery backup.

Safety Switches RCD safety switch and circuit breakers to meter box.

CAR ACCOMMODATION

Garage Door 2,100mm high sectional door in specified Colourbond colour.

Remote Control Remote control unit to the front garage door with two handsets.

External Walls Brick veneer (on boundary wall or product-specific if required).

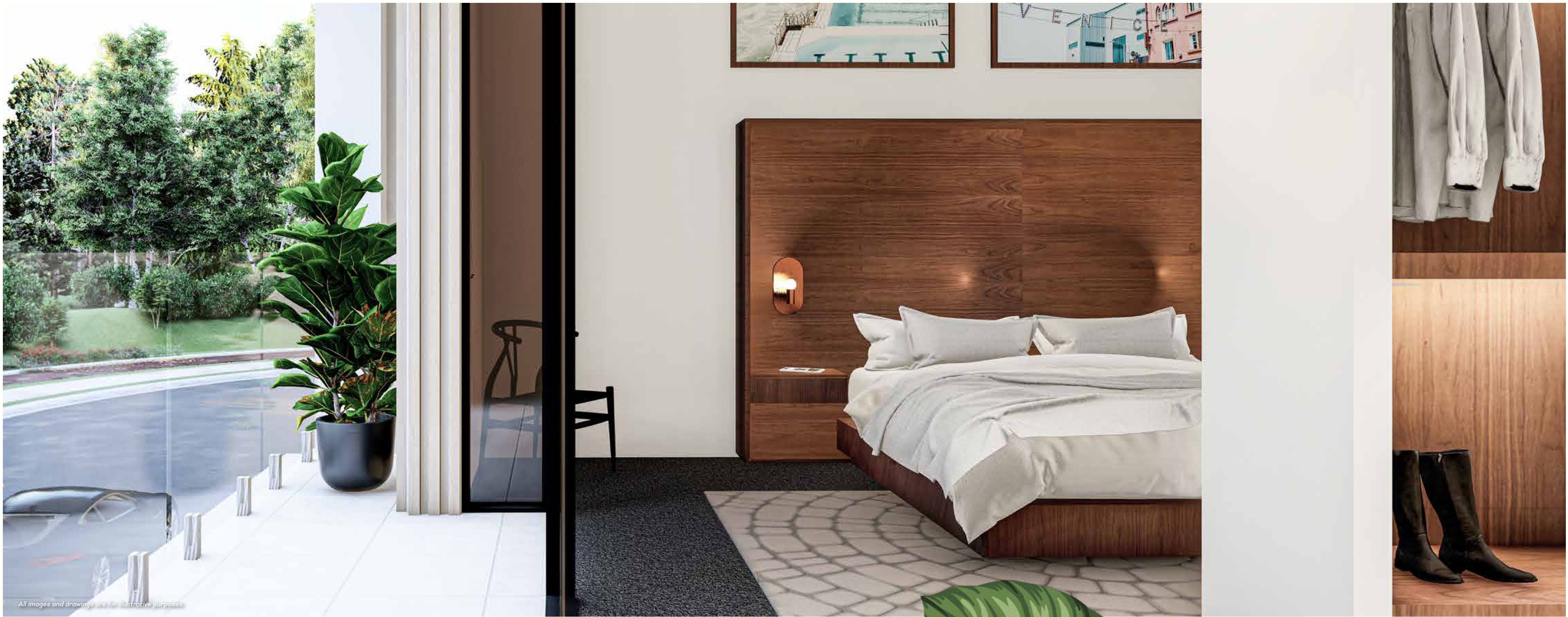
Pedestrian Door Door Weatherproof flush panel, low sheen acrylic paint finish. Door frame Aluminium powder coat finish. Door furniture entrance lockset.

HEATING & COOLING

Reverse cycle Rinnai smart heating and cooling system to master/living or as per plan.

HOT WATER SYSTEM

Hot Water System Instantaneous energy efficient gas wall mounted heating unit.



All images and drawings are for illustrative purposes.

STRUCTURE

FRAMING

Framing Stabilised pine wall frame and roof trusses.

CEILINGS

Ceilings 2,590mm ceiling height (nominal) to ground floor. 2,440mm ceiling height (nominal) to the first floor, 75mm cove cornice throughout.

PLASTER

Plasterwork 10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom & laundry, 75mm cove cornice throughout.

INSULATION

Ceiling Glasswool batts to ceiling of roof space (excludes garage ceiling).

PAINT – 2 COAT APPLICATION

Timberwork Gloss enamel to internal doors, jambs & mouldings.

Ceilings Flat acrylic to ceilings.

Internal Walls Washable low sheen acrylic to internal walls.

Entry Door Gloss enamel to front entry door.

EXTERNAL

EXTERNAL FEATURES

Letterbox Letterbox in a color to match the house.

Sliding Doors Aluminum powder coated sliding door. Locks to all windows and sliding doors keyed alike.

Brickwork Clay bricks from builder's colour boards.

Mortar Joints Natural colour rolled joints.

Front Elevations As per working drawings. Render/feature to selected areas as per plan (product-specific).

Windows Powder-coated aluminum awning windows. (Facade window design as per drawings).

Front Entry Door Solid core feature front door.

Front Door Furniture Entrance lockset in polished stainless steel with deadbolt.

Garage Hinged Door Entrance lockset in polished stainless steel.

Infill Over Windows Cement sheet infill over windows and doors. If applicable.

Door Seal Door seal and weather seal to all external hinged doors.

ROOFING

Material Colorbond.

Fascia & Guttering Colorbond fascia, guttering and downpipes.

LANDSCAPING

Garden and plants to the front yard. Instant turf to rear yard or as per landscape design on drawings.

FENCING

1,800mm high timber paling fence and gate to suit estate design covenants.



SITE

RECYCLED WATER CONNECTION

Recycled Water Provide recycled water connection if required.

SITE CONDITIONS/FOUNDATIONS

Foundation Class Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m² with a maximum setback of 5m to the house.

Temporary Fencing Supply and hire of temporary fencing to site council requirements.

Silt Fence Supply and hire of environmental silt fence to front of property as required by council.

Rock Allowance Rock removal is included, however, any rock requiring explosives or core drilling will be an additional charge.

Termite Treatment Termite barrier to building perimeter and all slab penetrations.

Angle of Repose Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

CONNECTIONS

Underground electricity, gas, sewer, and stormwater included.

Telephone conduit and draw cable from the supply pit.

Telephone and electricity fees by owner.

NBN ready.

Note final working drawings may vary slightly due to independent lot plan. Working drawings in contracts reflect final specification lot and house specific.

INCLUDED UPGRADES

When you build with Tomorrow Homes, you're getting a beautiful place to live with a wide range of quality inclusions—the same luxury furnishings other builders call 'extras'. Every upgrade is simply standard and ready to welcome you (or your renter) home.

LANDSCAPING

Garden and plants to the front yard. Instant turf to rear yard or as per landscape design on drawings.

FENCING

1,800mm high timber paling fence and gate to suit estate design covenants.

WINDOW FURNISHINGS

Modern and stylish Holland blinds cover all bedroom and living windows.

HEATING & COOLING

Rinnai split systems to master/living.

FIBRE OPTIC READY

Your Project Newport home comes with fibre optic cables, ready for National Broadband Network connection or compatible fibre optic services.

OPTIONAL UPGRADES

- 2,340mm high internal doors, including the front door.
- Master bedroom walk in robe cabinetry upgrade in veneer with bottom and top shelf.

TECH UPGRADES

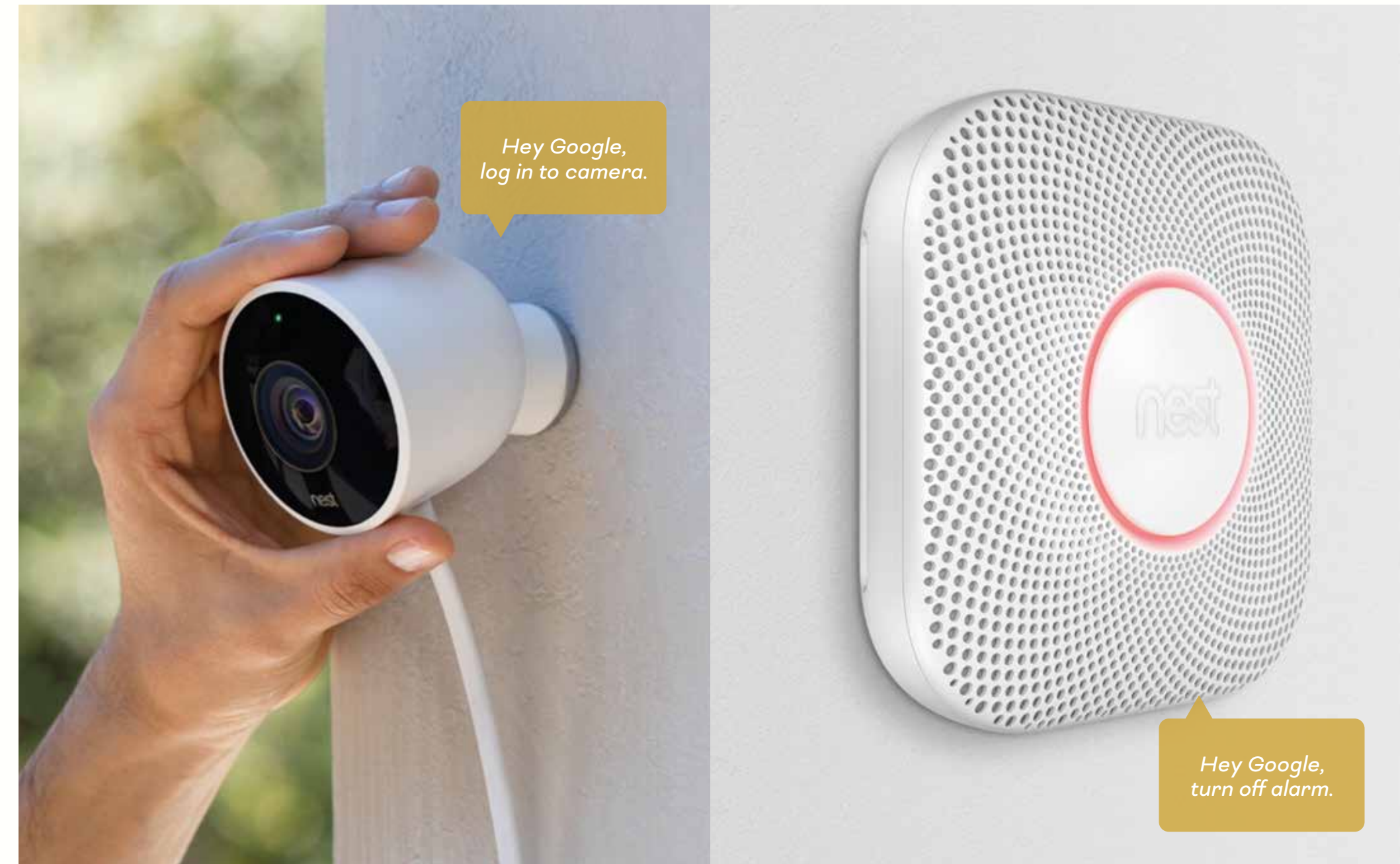
- Option 1** Smart Google Nest System: Voice Activated, smart Google security camera, and the 3 x carbon monoxide/smoke sensor app controlled.
- Option 2** Additional Smart wifi controlled AC reverse cycle System - Rinnai split systems to living/dining.

KITCHEN UPGRADES

- 900mm stove and rangehood upgrade.
- Waterfall Benchtop to kitchen.
- Coldwater points to the fridge cavity.
- Two pendant lights over island bench.

ADDITIONAL

- Additional down lights.
- Extra double GPO.
- GPO to garage.
- External back yard security light.
- Tiled balcony in lieu of grid aluminium.



TOMORROW'S SMART TECHNOLOGY TODAY

At Tomorrow Homes, we have earned the title of 'builder for the future', leading the way in innovative home systems and services our competitors have yet to offer. By building tomorrow's technology into every home, we ensure optimal value for resale, renting out or simply living.

BUILT-IN HOME SECURITY AT EACH RESIDENCE

Remote and voice-activated with Google assistant

CARBON MONOXIDE & FIRE SENSORS

Remote and voice-activated with Google assistant

Home safety is vital to Tomorrow Homes, so we recommend the premium-quality Google Nest Protect sensors for carbon monoxide and fire. These smart devices offer peace of mind without the false alarms or needless beeps. And if you're thinking of renting out, these sensors are considered a top feature by Airbnb.

ELECTRIC CAR POWER READY

We provide a provision in every garage that allows you to easily fit a charging station for any electric car, at a lower cost. We call it 'Tomorrow Power, Today.'

Tomorrow Homes is a Tesla endorsed builder.

TECH PACK UPGRADE

\$1,499



ROOM TO
BLOOM

All images and drawings are for illustrative purposes.



DEVELOPED BY
TOMORROW
HOMES



[TOMORROWHOMES.COM.AU](https://tomorrowhomes.com.au)