



Lot 103



Palomino Estate

Armstrong Creek, VIC

Main House – 159.58 m²

Granny Flat – 59.53m²

4  2  2 

2  1 



Total Package Price:

\$969,990

Forecasted Rent Main House:

\$600-650 p.w.

Total Land Price:

\$435,000

Forecasted Rent Granny Flat:

\$450-500 p.w.

Total House Price:

\$534,990

Total Forecasted Rental:

\$1050-1150 p.w.

Total Land Area:

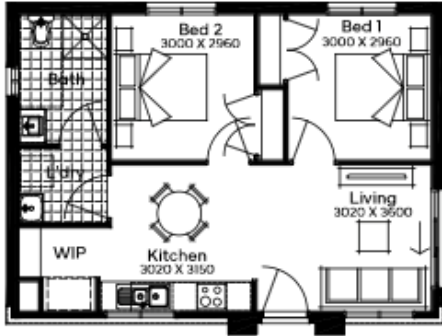
455m²

Forecasted Yield:

5.65-6.2%

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Floorplan

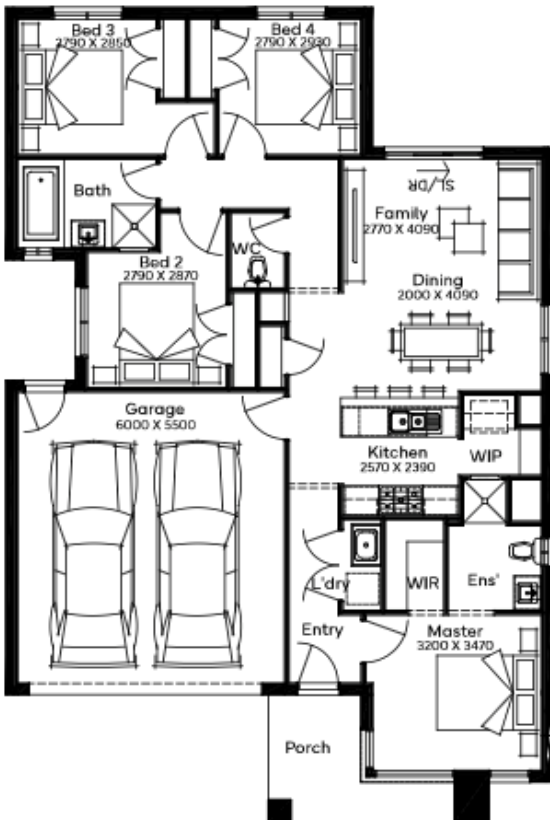


Main House

Custom designed home consisting of 4 bedrooms, 2 bathrooms and a double car garage.

Granny Flat

Custom designed home consisting of 2 bedrooms and 1 bathroom. Private gated entry via concrete path with a fully fenced & landscaped yard.



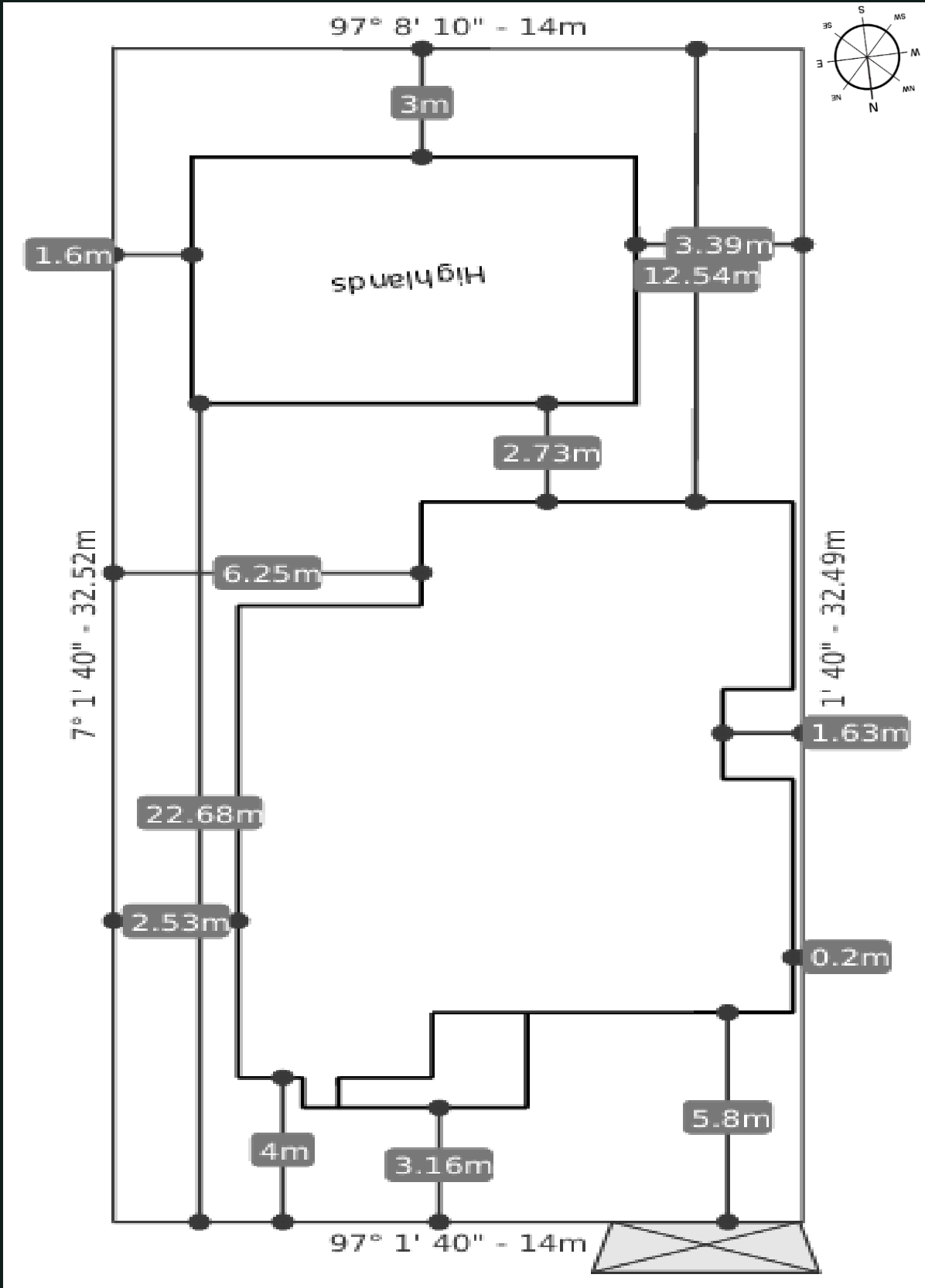
Highlighted Inclusions*

- 2590mm ceiling height
- 20mm Caesarstone benchtop to kitchen, bathroom & ensuite
- 900mm stainless steel upright cooker & 900mm rangehood
- Coloured through concrete driveway driveway & granny flat path
- Flyscreens to all openable windows windows & sliding doors
- Concrete perimeter / path around around entire home
- Colorbond motorised sectional garage door with remote
- Roller blinds throughout
- Front & rear landscaping, letterbox letterbox & clothesline

*Main dwelling inclusions. All images are for illustrative purposes purposes only and should be used as a guide.

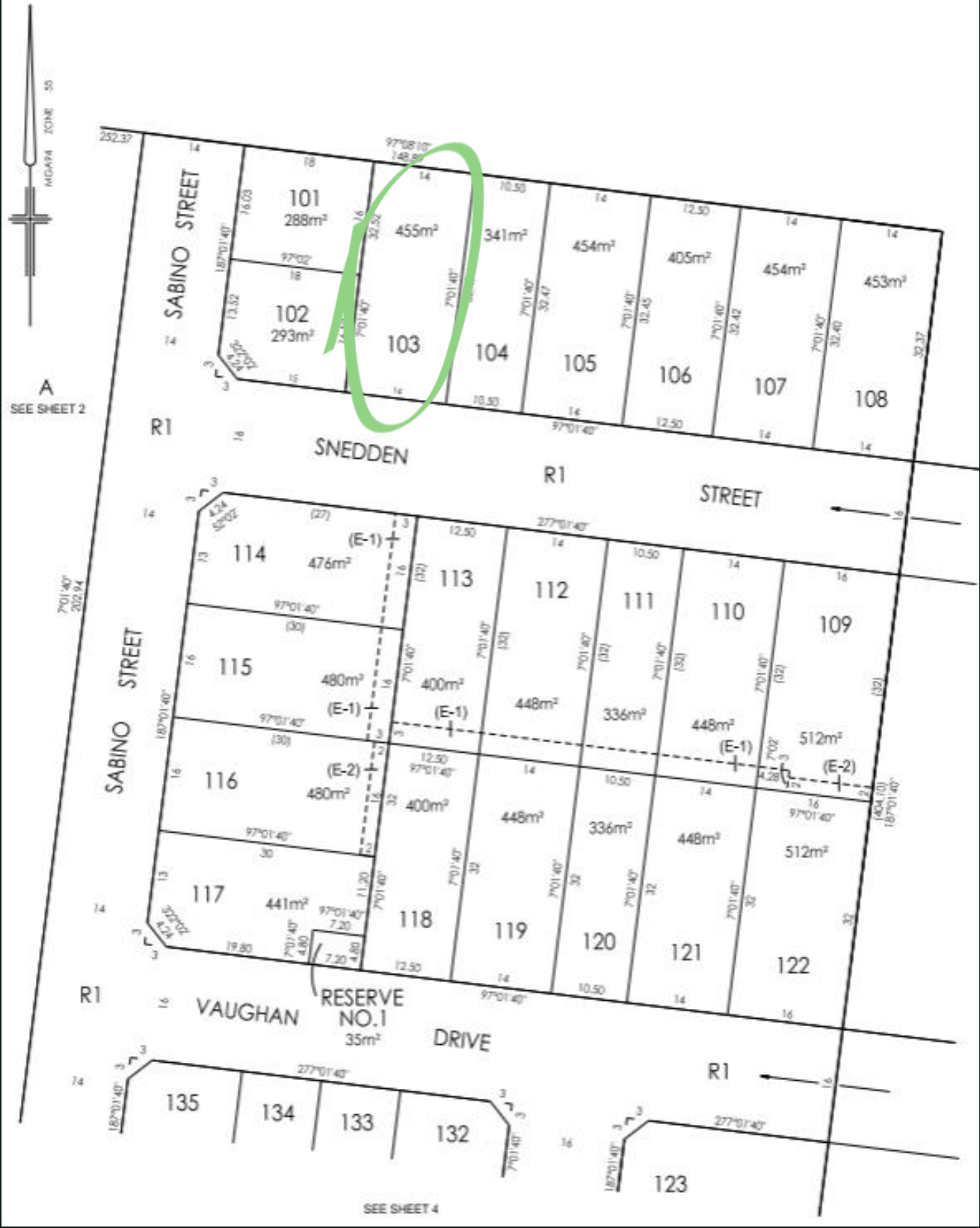
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Lot 103 Siting

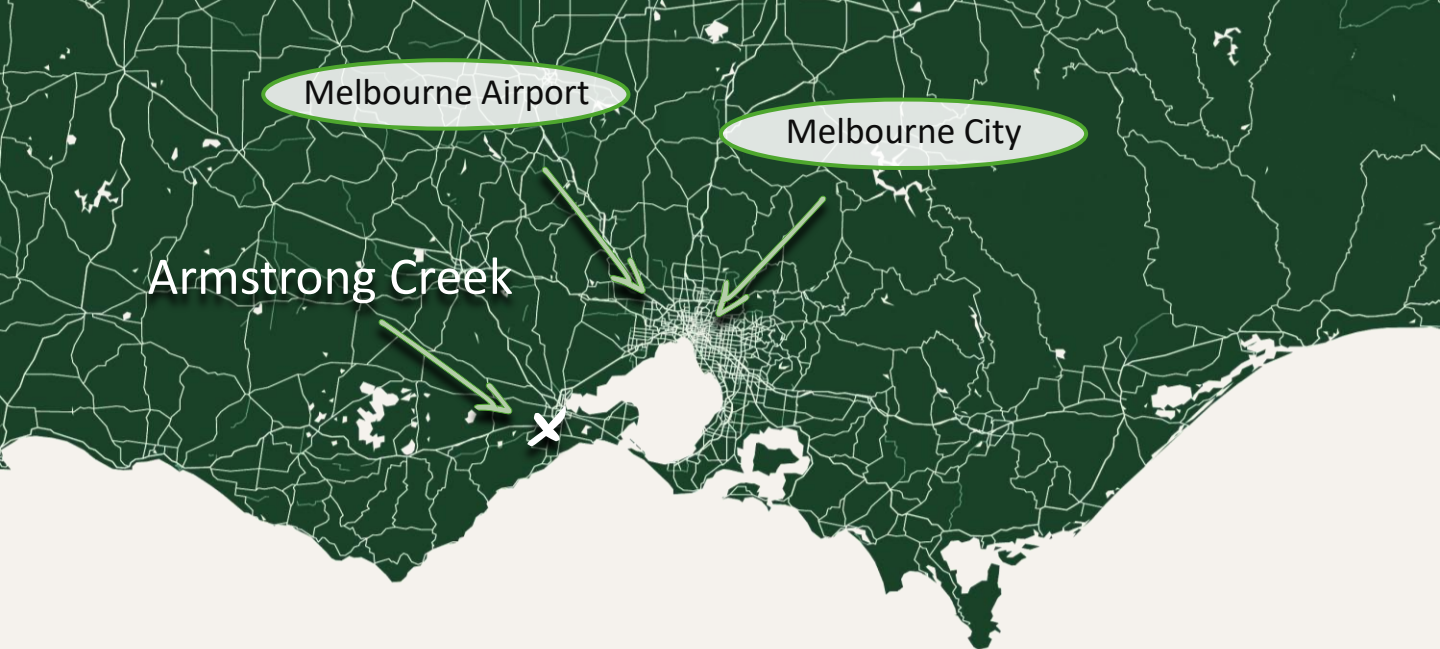


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Lot Plan



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Location

- ✕ 9km – Geelong CBD
- ✕ 70km – Melbourne City
 - 1 hour 5 minutes by car
 - 1 hours 30 minutes by public transport
- ✕ 75km – Melbourne Airport

Why Armstrong Creek?

Nestled within the rapidly expanding growth corridor between Geelong and Melbourne, Armstrong Creek offers a compelling blend of modern living, strong population growth and excellent long-term investment fundamentals. As one of Victoria's largest master-planned communities, it continues to attract both owner-occupiers and investors seeking lifestyle and value. With significant infrastructure investment and ongoing development, Armstrong Creek is quickly establishing itself as a key residential hub within the Greater Geelong region.

Employment by Industry*

- ✕ Professionals – 23.3%
- ✕ Community & Personal Services - 16.4%
- ✕ Technicians and Trades Workers – 14.3%
- ✕ Clerical & Administrative Workers – 11.6%
- ✕ Managers – 10.7%
- ✕ Sales Workers – 8.8%
- ✕ Labourers – 8.4%
- ✕ Machinery Operations & Drivers – 5.2%

*Source: ABS Armstrong Creek 2021 Census.

- Armstrong Creek provides a modern, family-friendly lifestyle with easy access to both Geelong's CBD and Melbourne via the Princes Highway and nearby Waurn Ponds train station.
- The area is well-serviced by new and established schools, childcare facilities, shopping centres and community amenities, supporting strong demand from growing families.
- Residents benefit from proximity to the Surf Coast, with popular destinations like Torquay and Barwon Heads just a short drive away, enhancing lifestyle appeal.
- The master-planned nature of the community ensures access to parks, walking trails and open green spaces, creating a balanced and highly liveable environment.
- Strong population growth and limited housing supply continue to underpin rental demand, with historically tight vacancy rates supporting consistent returns for investors.
- Ongoing infrastructure projects, including retail precincts, schools and transport upgrades, are expected to drive continued capital growth and long-term value.

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Aerial View



Palomino Estate is located in the high growth suburb of Armstrong Creek, within the thriving City of Greater Geelong. Positioned at 365 Horseshoe Bend Road, the estate sits approximately 70km south-west of Melbourne and offers convenient connectivity via the Princes Freeway. Armstrong Creek forms part of one of Victoria's largest and fastest-growing residential corridors, with the broader Geelong region experiencing strong population growth driven by affordability, infrastructure investment, and lifestyle appeal. This location provides a balance of coastal lifestyle and urban convenience, with easy access to both Geelong CBD and the Surf Coast, making it highly attractive for owner-occupiers and investors alike.

Palomino Estate is located in the vicinity of the following amenities:

- Horseshoe Bend Road Reserve – 500m
- Armstrong Creek School – 1.1km
- Warralily Village Shopping Centre – 1.5km
- Armstrong Creek Town Centre – 1.4km
- The Village Warralily Early Learning – 2.6km
- Geelong Lutheran College – 1.5km
- Marshall Train Station – 3.4km
- Waurm Ponds Shopping Centre – 4.5km
- Deakin University Waurm Ponds Campus – 6km
- Torquay Beach – 10km

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Estate Photos



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