

LOMA

WARRALILY

Life at LOMA Warralily



Welcome to LOMA, the newest precinct within the Warralily community at Armstrong Creek. LOMA brings everything you need to your doorstep – from childcare and schools to morning coffee and local sporting grounds. Life here extends beyond the home, with a focus on authentic community and everyday convenience, all set within a vibrant, active environment.

Offering a considered range of two, three, and four-bedroom townhomes, LOMA is designed for modern living. Flexible floorplans cater to diverse household needs, while convenient links to Warralily, Greater Geelong and the Surf Coast mean every outing (big or small) is within easy reach. Whether it's your morning commute or a weekend escape, you'll always come home to warmth and welcome at LOMA.



Warralily – A Unique Way of Life

Warralily is a masterplanned community where nature and modern life flow in harmony. Armstrong Creek, its revitalised green spine, weaves through parks, playgrounds and 30 kilometres of trails - inviting adventure, activity and calm moments in equal measure. This thriving environment connects neighbours and supports a healthy, outdoor lifestyle from day one.

Families are well supported with an exceptional range of education options nearby, from early learning to high school and beyond. Community hubs like Armstrong Creek School, St Catherine's, and Geelong Lutheran College are close to home, while local shopping is covered at The Village Warralily and the growing Armstrong Creek Town Centre. Warralily Park Primary and Kindergarten is currently under construction, only a very short walk away, and will be open in 2026, adding even more convenience for young families. With 82 hectares of open space, fitness stations and a BMX track, Warralily is more than a place to live – it's a place to grow.



TOWN CENTRE



NATURE & PARKS



RECREATION



DINING & RETAIL



CHILD CARE & SCHOOLS



TRANSPORT

Boundless Horizons & Endless Adventures

Life at LOMA is never dull, with an incredible variety of natural and cultural attractions within easy reach. Nestled between Barwon Heads Road and the Surf Coast Highway, LOMA gives you direct access to beaches, bushland, wineries and Victoria's second-largest city. Whether it's a lazy afternoon at the coast or an energetic day out with the kids, there's always something new to explore.



Geelong is just 20 minutes away, offering shopping, dining, arts and family-friendly attractions like Eastern Beach. Education options expand even further here, including a range of private schools and Deakin University just a short drive from home.

Beyond Geelong, the Great Ocean Road and Bellarine Peninsula await with their iconic beaches, trails, vineyards and charming townships. And for those commuting to Melbourne, road and rail links make city access straightforward and stress-free.



A Walkable Lifestyle

Designed for connection and ease, the LOMA townhomes encourage you to leave the car at home and stroll to school drop-offs, café catch-ups or the nearby community centre. You'll run into neighbours, share a chat and maybe even pause for a spontaneous coffee – because at LOMA, everything you need is thoughtfully placed within walking distance.



Town Centre



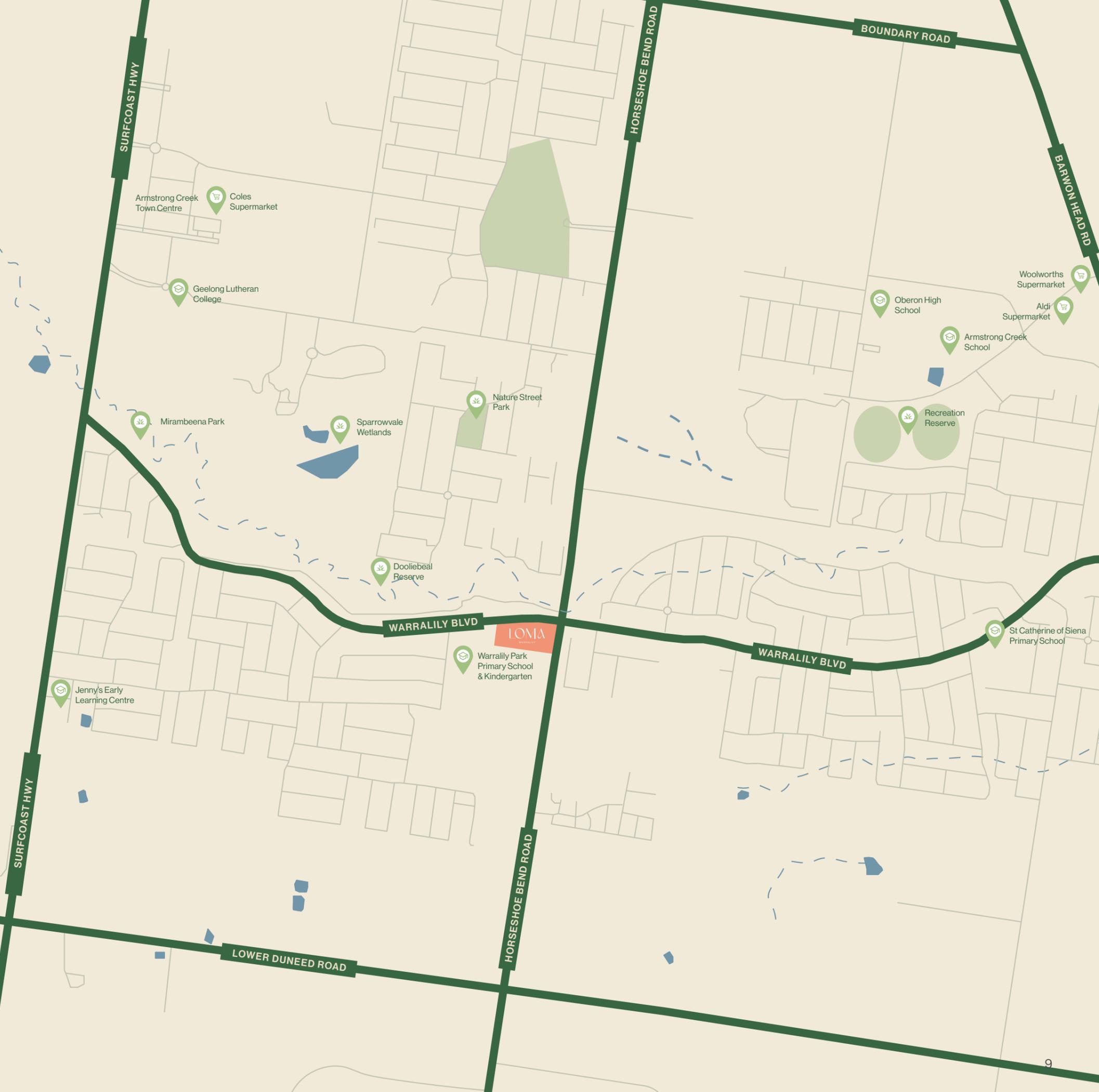
Geelong Lutheran College



Mirambeena Park



Sparrowvale Wetlands



Masterplanned Precinct



LOMA townhomes are positioned just behind Warralily Boulevard, offering a peaceful yet connected address. A variety of 2, 3 & 4 bedroom layouts and facades suit a range of modern lifestyles. The precinct opens onto a lush reserve with sporting ovals, BBQ areas, a playground, and plenty of open green space for free play. With a school, childcare centre and community centre in the mix, LOMA supports a balanced life that's social, active and truly walkable.



- LOMA Residential Lots
- Public Roads
- Crossovers/Footpaths/Bikepaths
- Sleeper Retaining Wall
- RES Electrical Substation



Timeless Homes With Contemporary Style

Designed with spaciousness, natural light, and effortless modern living in mind, LOMA townhomes are crafted for longevity.

Every material, fixture, and finish has been carefully chosen for its high quality and everyday functionality – creating homes that evolve with you through every stage of life.

FLOORING

1. Laminate floor to entry, living, kitchen and meals featuring natural wood grain aesthetics
2. Anti-static and moisture resistant carpet to ground floor bedroom, stairs, and first floor (except wet areas)
3. Stone look porcelain tiles to the bathroom, ensuite, laundry and powder room

KITCHEN, LAUNDRY & BATHROOM

4. Laminated kitchen base cupboards with island bench
5. Laminated pantry with fridge overhead storage
6. 20mm kitchen stone bench top
7. Splashback tiles to kitchen and laundry
8. 600mm Westinghouse appliances including cooktop, oven and rangehood
9. Chrome plated levers and mixers for kitchen and laundry
10. Double bowl stainless steel kitchen sink with drainer
11. InAlto Stainless steel free-standing dishwasher
12. Powder coated polished single bowl laundry trough with cabinet
13. Ceramic dual flush toilet suite
14. Semi-framed paneled shower screen to ensuite and bathroom
15. Fully laminated vanity units to bathroom and ensuite

16. Polished edge mirrors to vanities
17. Chrome finished tapware throughout
18. Ceramic semi-inset drop-in single bowl basin to vanities
19. Laminated bench top to bathroom and ensuite
20. Chrome-finished towel rails, toilet roll holders and towel rings

FIXTURES & FITTINGS

21. Powder-coated aluminum windows, lockable sliding door, and balcony doors with sidelight (where applicable)
22. Chrome finish lever to main entry door
23. Chrome series lever set to all bedrooms, bathrooms
24. Fly screens to all openable windows
25. Colorbond valleys, fascia, guttering and downpipes
26. Insulation batts to all external walls and roof cavity where required to improve the thermal performance of walls and ceiling
27. Slimline rainwater tank or solar hot water (excluding land serviced with recycled water)
28. Electric panel heaters for bedrooms
29. Split system to the main living area



Artist Impression

JOINERY AND FINISHES

- 30. Feature front door with painted timber entry door frame
- 31. Flush panel and gloss-painted internal doors
- 32. Built-in robes to all bedrooms
- 33. Built-in linen cupboard with four melamine shelves (where applicable)
- 34. 67 x 12mm square profile skirting and architraves
- 35. 75mm cove cornice throughout

EXTERNALS

- 36. Combination of solid brickwork, acrylic render and lightweight cladding façade
- 37. A fully fenced boundary as per estate covenants
- 38. Garage with Colorbond motorised panel door with two remotes
- 39. Coloured concrete to driveway and porch as required
- 40. Low maintenance landscaping to front and rear
- 41. Garden beds, mulching and topping and seeded areas (stock is seasonal)
- 42. Fixed fold-out clothesline
- 43. Rain-resistant pillar letterbox with newspaper slot and house number

ELECTRICAL

- 44. Smoke detectors as required by authorities
- 45. Double power points throughout
- 46. Exhaust fans to the bathroom, ensuite, laundry and powder room
- 47. Free to-air tv points, with the cable connected to an antenna in the master bedroom, living and retreat (if applicable)
- 48. 1 x data point to living room
- 49. LED downlights to the living area, kitchen and remainder of the home
- 50. Single external flood light in the backyard
- 51. 1 x telephone point ready for connection to digital fibre services by the purchaser after handover

SERVICES AND CONNECTIONS

- 52. Domestic Building Insurance (Homeowner's Warranty), contract works insurance and public liability insurance
- 53. Stormwater and sewer drainage to legal point of discharge and sewer connection point
- 54. Connection to mains power supply including conduit and cabling for underground connection of single-phase electricity to the meter box
- 55. Termite treatment system where required

*The developer reserves the right to substitute any specified inclusions with that of equal or higher quality in the event of unavailability. Due to construction factors such as plumbing, ducted services requirements etc, the builder reserves the right to make minor changes adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions. The plans and inclusions can not be altered without the builder's consent. Upgrade selections are at an additional cost.

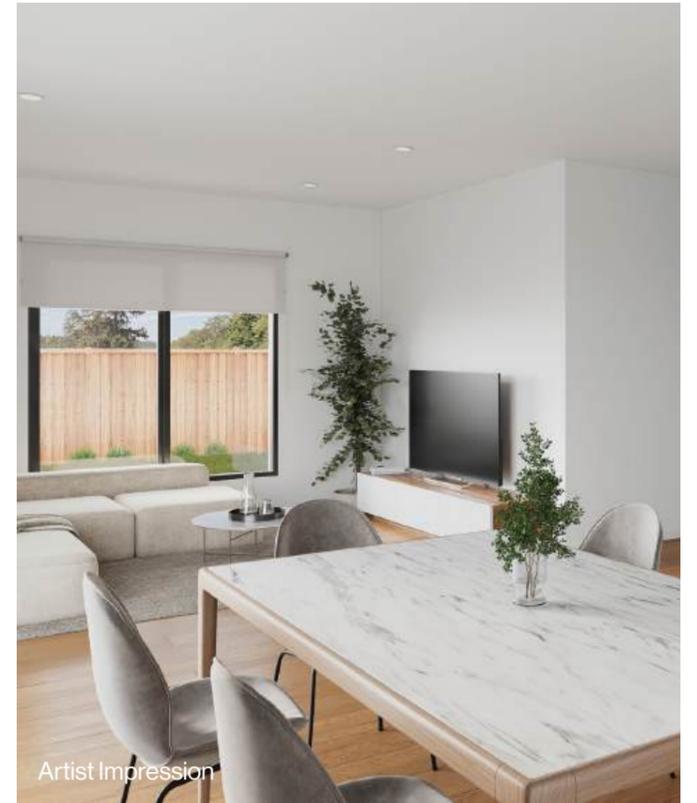


Artist Impression

Crafted for Effortless Living

At the heart of each home is a thoughtfully designed kitchen, featuring generous preparation spaces, ample storage, and seamlessly integrated appliances.

Open-plan living areas flow effortlessly onto private terraces and landscaped gardens, inviting the outdoors in and encouraging a connection with nature.



Artist Impression

Functional bedrooms, ensuites, and powder rooms are elevated with refined details and a touch of luxury, turning the everyday into something special. At LOMA, every home reflects the relaxed, connected lifestyle that defines Warralily.



Artist Impression

Delivered by an Expert Team



The Warralily team has created one of Victoria's most awarded masterplanned communities, blending modern living with nature and genuine community spirit. With a strong focus on sustainability, livability, and connection, they've delivered schools, parks, retail hubs, and vibrant public spaces, supported by over \$25 million in environmental regeneration. More than just building homes, the team is shaping a way of life.



MAPLE

LIVING

Maple Living builds homes that reflect the way Australians live today - spaces that are both timeless and practical, designed to inspire everyday comfort. Their expert team of licensed professionals delivers high-quality townhomes with fixed pricing, full turnkey finishes, and thoughtful design options. Each home is crafted to foster connection, community, and a sense of belonging in vibrant, well-located neighbourhoods.

Plans, illustrations and images are depictions for presentation purposes and are indicative only and believed to be correct at the time of printing.



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