

Townhomes

INVESTOR
REPORT



SIMONDS 

About our Townhome range

Our collection of architecturally designed townhomes offers more than just aesthetic appeal — they hold smart investment potential in high-demand, growth-focused locations.

With modern layouts that maximise space, natural light, and functionality, these homes are crafted to attract quality tenants and ensure strong rental appeal from day one.

Set within a thoughtfully masterplanned communities around Melbourne, these exclusive townhome projects benefit from proximity to schools, retail hubs, public transport, and green spaces — key features that enhance liveability and long-term capital growth. In collaboration with leading land developers, we’re delivering a rare opportunity where affordability, lifestyle, and investment potential align in one compelling package designed to make investing simple and stress-free.



Fixed Price Contracts*

No hidden fees, no surprises

Lifetime Structural Guarantee*

For complete peace of mind

Quality Home

A trusted home builder for over 75 years

Smart Designs

Enjoy modern, functional layouts that maximise space and offer a contemporary living solution

Low Maintenance

Practical designs with thoughtful landscaping, creating less work and upkeep in the long run

First Home Buyer Government Grant Eligible^

If you’re eligible you could save \$10K!

Turnkey Inclusions

Move into a home that’s ready with everything you need so all you need to do is unpack!

*Terms and conditions apply, please see simonds.com.au for more details.
^The First Home Owner Grant is subject to government eligibility criteria not determined by Simonds Homes. All information in this brochure is general in nature only and must not be relied upon for any purpose whatsoever. Visit sro.vic.gov.au for more information.



Investing in Mickleham

A townhouse in Mickleham represents an attractive entry point into Melbourne’s northern growth corridor, particularly for investors targeting long-term growth in an emerging suburb. Mickleham is benefiting from steady population growth, major infrastructure investment and increasing demand for affordable housing.

About Highlands

- Located 30kms from Melbourne’s CBD, Highlands in Mickleham is a master-planned community from leading developer Stockland. Popular amenities are already in place, while Craigieburn Train Station and the Hume Freeway also offer easy access into the heart of Melbourne.
- Craigieburn Village, Craigieburn Central and Craigieburn Junction Shopping Centre have everyday essential covered, from Coles to Liquorland and Bunnings Warehouse.
- With 3 childcare centres, 5 primary schools and a secondary school located within the community, Highlands presents a sought-after location for families at all stages.
- Over 20 parks, cycling paths and modern recreational facilities make Highlands an attractive destination for young couples and families.

Mills 19

Purchase price	Rental appraisal	Unit rental yield	Features			
\$569,900*	\$580-\$680pw*	4.8% [^]		4		3
				2		



*The appraisal represents an informed opinion of the likely rental value based on current market conditions, available data and professional judgement at the time of preparation. It does not constitute a formal or sworn valuation. While every care has been taken in compiling this appraisal, no warranty or guarantee is provided as to its accuracy, completeness, or reliability. More terms and conditions apply, see simonds.com.au for more.

Source: REA, Manor Lakes, <https://www.realestate.com.au/vic/mickleham-3064/>, viewed 23/6/2026. The median sales information is current as at the publication date only. The median sales information is based on Third Party Content (within the meaning of our website terms of use). realestate.com.au Pty Ltd does not make any warranty as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omissions or errors. The information should not be regarded as advice or relied upon by you or any other person and we recommend that you seek professional advice before making any property decisions.





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[^]Source: REA, Manor Lakes, <https://www.realestate.com.au/vic/manor-lakes-3024/>, viewed 23/6/2026. The median sales information is current as at the publication date only. The median sales information is based on Third Party Content (within the meaning of our website terms of use). [realestate.com.au](https://www.realestate.com.au) Pty Ltd does not make any warranty as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omissions or errors. The information should not be regarded as advice or relied upon by you or any other person and we recommend that you seek professional advice before making any property decisions.

Investing in Manor Lakes

Already home to more than 12,500 residents, Manor Lakes is a well-established, thriving community with a strong sense of connection and an exciting future ahead. Inspired by its abundance of natural waterways, Manor Lakes is a community shaped by nature. Upon completion, more than 50 hectares of open space will flow throughout the estate — from serene wetlands to interconnected trails designed for walking and cycling.

About Manor Lakes

- Conveniently positioned 37kms south-west of the CBD, Manor Lakes provides easy access to the heart of Melbourne, as well as the thriving coastal hub of Geelong.
- At the heart of the community, Manor Lakes Central brings together everyday essentials, including Coles, Kmart, Anytime Fitness and Liquorland.
- A range of quality local options — including Our Lady of the Southern Cross Primary School, Ngarri Primary School and Manor Lakes P-12 College— means families can enjoy the ease of education close to home.
- Commuting into the CBD is effortless with Wyndham Vale Train Station and a Bus Interchange located within the Manor Lakes community.

Mills 19

Purchase price	Rental appraisal	Unit rental yield	Features			
\$549,900*	\$520-\$560pw*	4.3% [^]	 4	 3	 2	



Investing in Werribee

Positioned in Melbourne’s popular west growth corridor, Werribee is surrounded by the established hubs of Point Cook and Tarneit. Our latest release of townhomes in Harpley offers a one-part contract, meaning potential eligibility for investors operating under a Self-Managed Super Fund (SMSF) arrangement.

About Harpley

- Located just 35kms west from Melbourne CBD, Harpley by leading developer Stockland offers the perfect balance of lifestyle and convenience.
- Only 2 minutes away, Harpley Town Centre brings everyday convenience to your doorstep. Here, you’ll find a Coles supermarket, Dan Murphy’s, café, restaurants, specialty retail and medical services.
- Lollypop Creek Primary School and Wallaby Childcare are just a short walk away via the pedestrian footbridge, while for older students, Walcom Ngarrwa Secondary College is conveniently located only a 3-minute drive away.
- Wyndham Vale Train Station is just a short five-minute drive away, providing convenient access to Melbourne CBD and surrounding suburbs.

Kennedy 21

Purchase price	Rental appraisal	Unit rental yield	Features				
\$594,900*	\$490-540pw*	4.6% [^]		4		2.5	 2



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[^]Source: REA, Werribee <https://www.realestate.com.au/vic/werribee-3030/>, viewed 23/6/2026. The median sales information is current as at the publication date only. The median sales information is based on Third Party Content (within the meaning of our website terms of use). realestate.com.au Pty Ltd does not make any warranty as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omissions or errors. The information should not be regarded as advice or relied upon by you or any other person and we recommend that you seek professional advice before making any property decisions.



Why a Simonds townhome could be your smartest investment yet

Whether you're a first-time investor or a seasoned portfolio builder, our range of turnkey townhomes offer a number of advantages that can make them a compelling addition to a well-considered investment strategy.

Broad tenant appeal

Townhomes typically appeal to a wide cross-section of the rental market — including young professionals, growing families and downsizers. This breadth of appeal can support more consistent demand, helping to underpin stable rental yields and stronger occupancy rates over time.

Prime locations with growth potential

Townhome developments are generally positioned in well-located, amenity-rich areas, with proximity to public transport, education and community infrastructure — whether already established or planned. Many are also situated within Melbourne's key growth corridors, where ongoing infrastructure investment and population growth can support long-term capital growth potential.

Turnkey design, simplified investing

Pre-designed colour palettes and turnkey inclusions allow investors to make interior selections remotely — without the need for multiple appointments or site visits. This streamlined process is particularly well suited to interstate or time-conscious investors looking for a more hands-off approach to building.

Low maintenance, greater predictability

As a new build, Simonds townhomes avoid many of the common maintenance issues associated with older established properties — including outdated wiring, plumbing faults and mould. Fewer maintenance concerns can translate to simpler property management and more predictable expenses in the long run.

Functional design built for tenant demand

Designed with practicality in mind, our townhomes typically include multiple bathrooms, well-proportioned bedrooms, dedicated study or work-from-home spaces, secure off-street parking and fenced courtyards. This combination of comfort and functionality is designed to support both strong tenancy outcomes and long-term asset value.

With a growing portfolio of projects across Melbourne's most sought-after growth corridors, we offer investment opportunities to suit a range of price points and strategies. Speak with one of our expert townhome consultants today to discover the Simonds difference and find the right project for you.



Want to find out more?

Shannon Playnsek is an experienced New Home Consultant, specialising in townhomes and medium-density developments for 20 years.

With a strong understanding of investor needs and market trends, Shannon is well positioned to guide buyers through every stage of the journey. Supported by a dedicated team spanning sales, construction, and post-handover service, this is a streamlined, end-to-end investment experience—allowing you to step in with confidence while the hard work is taken care of.



Shannon Playnsek

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